

Access Statement

Building B5

King's Cross Central
General Partner Ltd

October 2014

King's Cross



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King's Cross Central: Building B5

Access & Inclusivity Statement

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October 2014

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1.0 Introduction

This document sets out the process adopted by the developer (King's Cross Central General Partner Limited) to create an accessible and inclusive environment within Building B5 and associated public realm at the King's Cross Central Development.

This statement has been prepared to accompany the Building B5 Reserved Matters submission, which includes some of the surrounding public realm, as shown on Site Location Drawing EPA KXC 05 101.

Both the proposed building and the public realm to the east, west and south of the building are located within Development Zone B of the King's Cross Central ('KXC') development, whereas the public realm north of the building (excluding that under the northern colonnade) is located within Principal Public Realm area Goods Way (West), as shown on Parameter Plans KXC 005 and 004, respectively.

Building B5 is a mixed-use building located at the head of Pancras Square. Building B5 is proposed across 10 storeys (excluding lower ground and basement levels), comprising the following mixed uses:

- Lower ground and ground floor retail
- Ground floor office entrance off Pancras Square
- 10 floors of office space
- Roof garden for the building users

As well as the building itself and the colonnades, this document addresses the revised landscaping details of the secondary streets between Buildings B3/B5 and B5/B6 (B3/B5 and B5/B6 'fingers') and of part of Goods Way (West).

Details of the former were previously approved in April 2010 as part of the wider Zone B Public Realm Reserved Matters Approval (ref.2010/0872/P), whereas details of the latter were previously approved as part the of the Regent's Canal South, Goods Way and Boulevard Reserved Matters Approval ('SEFI', with ref. 2008/3731/P). A further revision of details for the B3/B5 street was approved as part of the B3 Reserved Matters Approval (in November 2011, with ref. 2011/4090/P), and similarly for B5/B6 street as part of the Zone B Public Realm Minor Amendments Approval (in 2011/5434/P) but have been updated to take account of the positioning of exits and other ground floor uses within the proposed Building B5 and approved Building B6, as approved in August 2014 (with reference 2014/4125/P).

This statement has been prepared in response to discharge Condition 19 (Access Statement) of the KXC Outline Planning Permission ('the Outline Planning Permission'), granted in December 2006 (with ref. 2004/2307/P) and Section V of the associated Section 106 Agreement on Access and Inclusivity.

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, as referred to in the S106 Agreement.
2. Access Statement (this document)	A detailed document containing expanded descriptions explaining how the strategy 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 Scope

This Access Statement contains an explanation of measures that will be incorporated within the proposals for Building B5 and associated public realm 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 addresses the items 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 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 Eric Parry Architects ('EPA') and Townshend Landscape Architects ('TLA').

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.

1.4 Criteria for assessment and design guidance references

The following documents and guidance have informed the proposals and are referenced where appropriate:

- 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 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; and
- 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 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.

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.

1.6 Consultation

The proposals were presented to and discussed with the King's Cross Design and Access Forum at a meeting held on the 4th August 2014. These meetings have been developed as a method of ensuring that there is adequate user input into the design development process.

Issues raised at this meeting have been noted and where possible, incorporated into the scheme, for example:

Issue	Response
Will there be accessible parking?	Two accessible parking bays have been provided in the basement of the building. (This is the only parking provided.) There is on street disabled parking in Camley Street, and a taxi drop-off area in the Zone B Public Realm vicinity, some 20 metres from the front of the building between B4 and B6.
What is the alternative to the staircase on the Goods Way elevation?	Goods Way is a steep street, which drops down by 4.6m from the north east to the north west corners of Building B5. To the north east, the ground level meets the level of Goods Way; a level colonnade stretches along the majority of the northern façade, and then steps drop down to where the lower ground meets the lower level of Goods Way. The non-staircase route is to Goods Way itself.
Is there a swimming pool?	There is no swimming pool in the building.
Will the floor finish be slippery?	Terrazzo is the proposed floor finish and the actual finish developed will have a slip resistance of no less that R10 to ensure that it is not slippery even when wet.
What are the gradients around the site?	Gradients around the site have been driven by the whole Zone B project and the existing Goods Way gradients. Building B5 has worked hard to overcome the difficulties that they cause and the gradients are confirmed in the landscape section illustrated below.
Will there be public WCs and/or changing places WCs?	There are no public WCs as this is an office building. If the units become café/restaurants then they will have toilets to meet Environmental Health requirements. There are staff shower/changing areas in the basement and a public changing places WC in the leisure centre next door (in Building B3).
What is the gradient of the bike ramp?	The bike ramp will have a gradient of 1:21 and climb 835mm with an interval landing.

Further details are provided in the full assessment of the proposals set out in Section 2.0.

2.0 The proposals

Building B5 is a mixed-use building located at the head of Pancras Square in the southern area of the KXC site.

A total of 21,851 m² (GEA) is proposed for Building B5 across 10 storeys (excluding lower ground and basement levels), comprising the following mixed uses:

- Lower ground and ground floor retail
- Ground floor office entrance off Pancras Square
- 10 floors of office space
- Roof garden for the building users

Alongside the new proposals for Building B5 and its northern, southern and south-western colonnades, revised proposals are being brought forward for the two B3/B5 and B5/B6 public realm 'fingers' and part of Goods Way (West). These are addressed in Section 3.0 of this report.

2.1 Parking

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

The basement of the building will have two accessible parking spaces, motorcycle parking and cycle parking.

Taxi drop-off will be available just to the east of the site in the B4/B6 'finger', where taxis can stop in a location with a level access route approximately 20 metres from the front door of Building B5.

3.0 Public Realm

As stated previously and illustrated in Figure 1 below, this document addresses landscape details for the area just around the building. This includes:

- Secondary streets either side of Building B5, namely the B3/B5 and the B5/B6 public realm 'fingers';
- Part of Goods Way (West); and
- Terraces on 2nd to 10th floors and Roof Garden at the 11th floor.

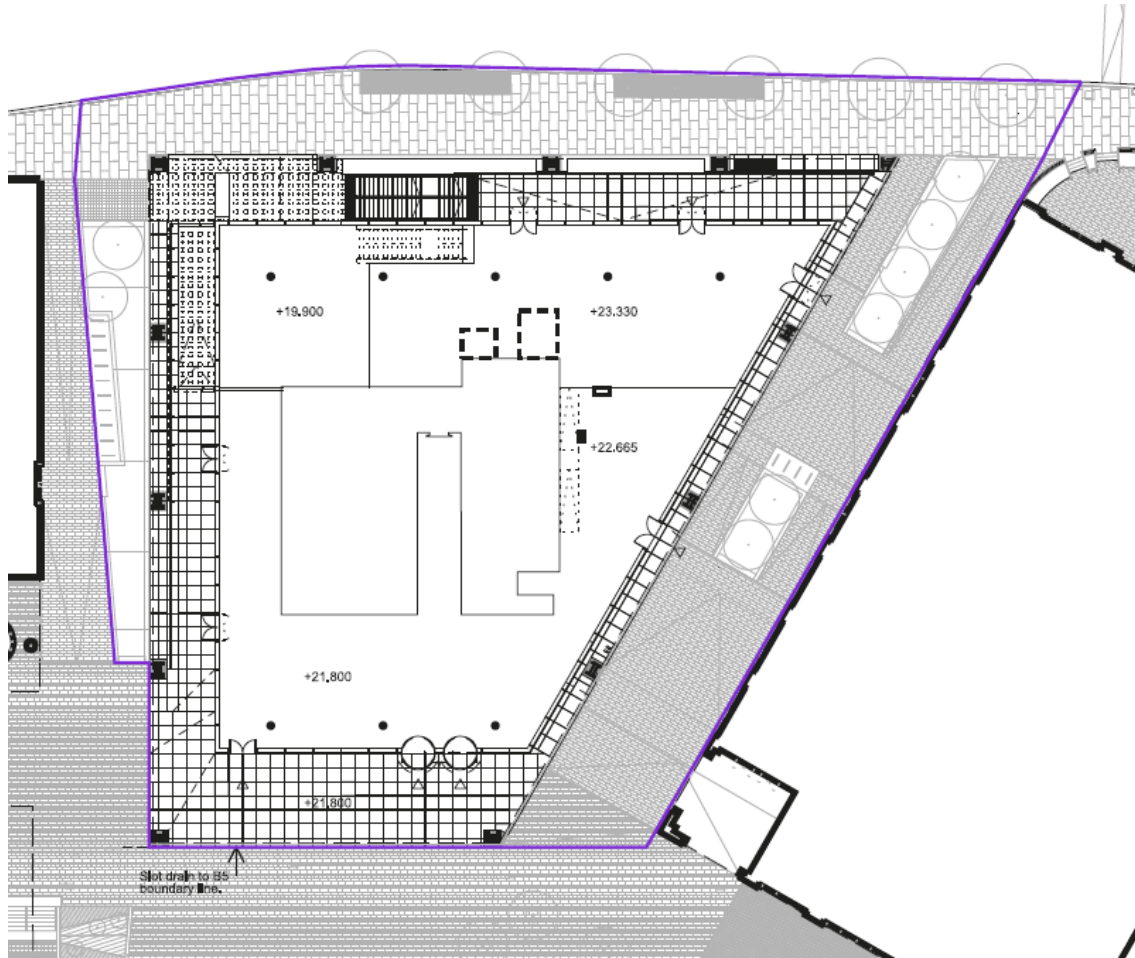


Figure 1 – Overview of the Public Realm proposals

3.1 General Levels

The levels described below were previously approved as part of the wider Zone B Public Realm. They are being described here to illustrate how the levels around Building B5 have been resolved. Consolidated Levels Plan TOWN 279.8(08)5304 shows the levels proposed with this submission and those approved to date. It is submitted for information within the Drawing Package.

Level differences across the submission site, as set by the Outline Planning Permission, are relatively large and determined by several unmovable levels around Building B5.

21.75m is the datum height of the north end of Pancras Square, which is immediately outside the main entrance, located to the south of the building, as shown in Figure 1 below.

The main entrance and the full length of the southern façade of the building is approximately 50mm higher than this level, to allow level entrance to the building and to co-ordinate with the entrances to Building B3, to the west, and to Building B6 to the east, which are of 300mm less and 227mm more, respectively.

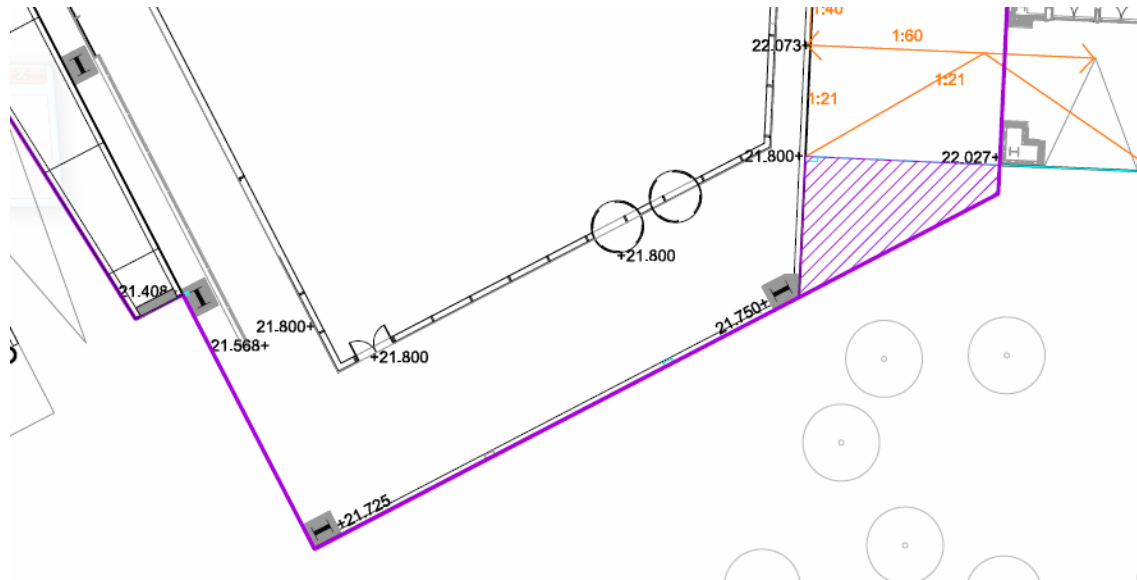


Figure 2 - Levels at the north end of Pancras Square

The B3/B5 finger drops 2.78 metres down from Pancras Square to Goods Way, which lies at 18.97m AOD at the outer edge of the southern pavement. This generates a slope with a gradient of approximately 1:13, with a level landing roughly a third of the way down. These levels were approved and have already been constructed, pursuant to the B3 Reserved Matters Approval.

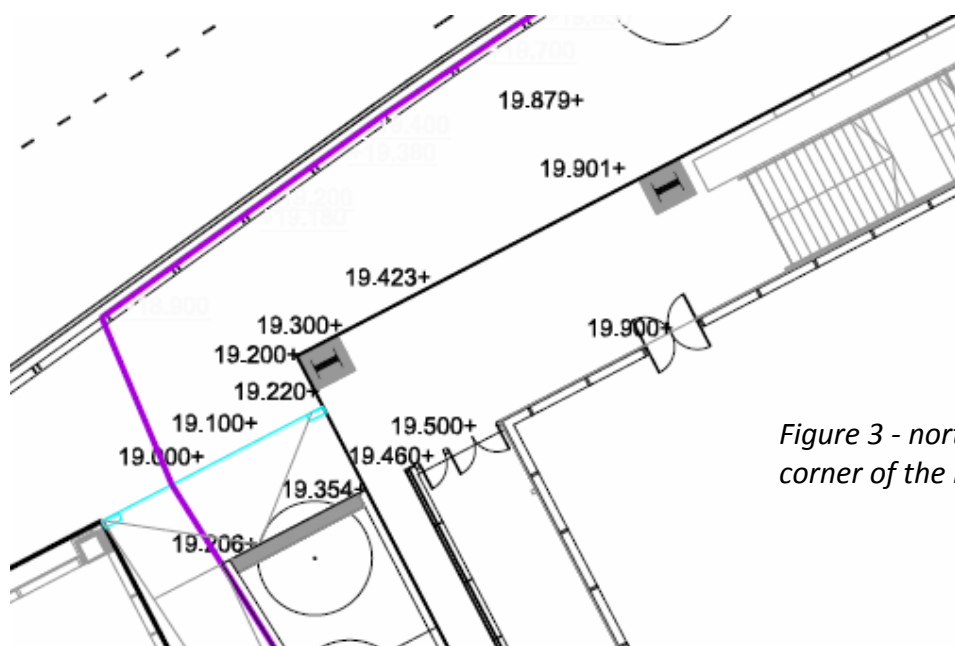


Figure 3 - north-western corner of the building

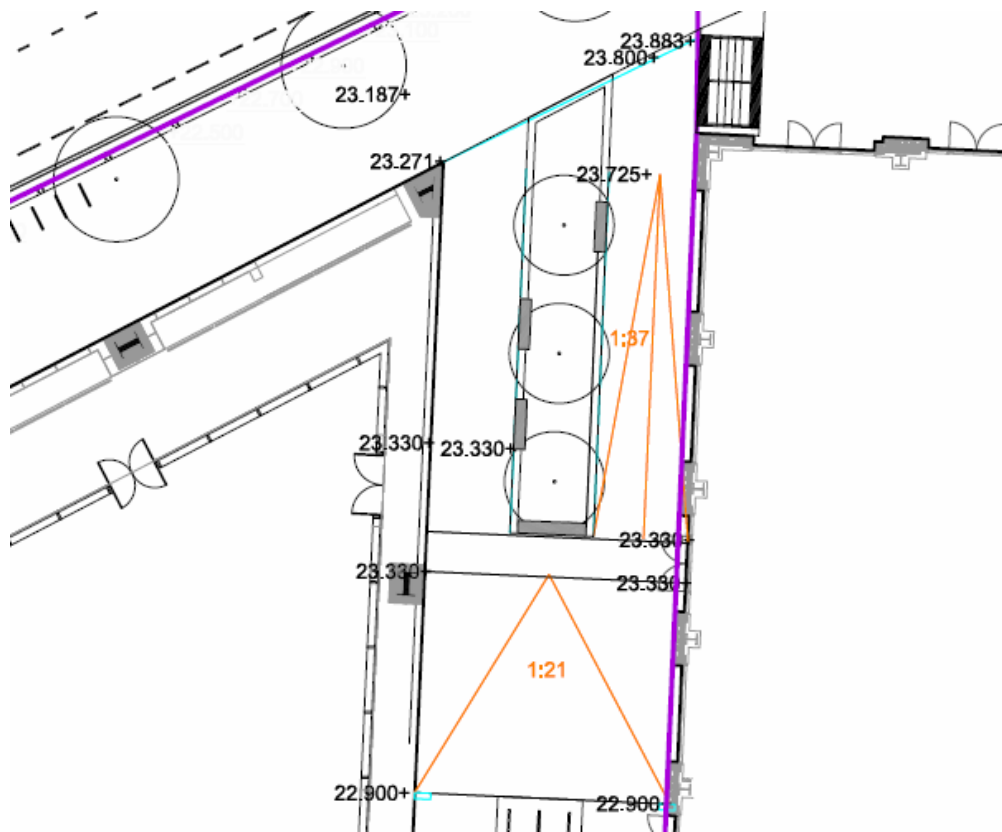


Figure 4 - north-east corner of the building

The B5/B6 finger has an inverse slope, rising up by 1.7m from Pancras Square to Goods Way, which lies at approximately at 23.50-23.90m at the outer edge of its southern pavement. In contrast to the B3/B5 finger, the B5/B6 finger is longer: here, the distance between the square and Goods Way measures approximately 46 metres, giving an average gradient 1:26 to the sloped street. This street is punctuated by three level landings.

The north-west corner of the building has been levelled out to provide a 1:30 platform at the entrance area before rising up Goods Way to the north-east corner, as shown in Figure 4 above.

The Goods Way (West) pavement levels are largely unchanged from those approved as part of the SEFI Reserved Matters Approval. This shows a marked level change between the north western corner and the north eastern corner of Building B5, from 18.9m to 23.9m, of 5m.

3.1.1 Colonnade Steps

The Colonnade facing Goods Way (West) has a set of steps in two flights with 21 risers of approximately 166mm rise each to overcome the 3490mm level change. The steps will have handrails, nosings and tactile warnings in accordance with Part M.

3.2 Materials

The public realm area will have a consistent palette of materials which have been utilised throughout the KXC scheme to give a coherent and navigable landscape, whilst reinforcing pedestrian routes and crossings.

The building's external colonnades have a floor finish made from large terrazzo slabs which help to identify the threshold of the building.

The Goods Way (West) entrance to the Cycle Ramp and the lower retail area utilise a smaller terrazzo tile set (150x150mm) to better accommodate the changes in level of this area of landscape.

3.3 Threshold Treatments

All thresholds onto the public realm, terraces and roof garden from the buildings will be flush, with no more than a 15mm level change, and joints of no more than 10mm wide. Where possible, thresholds between materials will also have a visual contrast (from different materials) to assist people with visual disabilities.

3.4 Street Furniture

Overall, the scheme has been designed to be uncluttered to ensure legibility and ease of passage and to provide a clearly identifiable set of pathways through the landscape.

Bicycle racks are provided in the B3/B5 finger out of the circulation route so as not to hinder pedestrian movement.

3.5 Security and Lighting

A comprehensive CCTV system will form part of the estate wide management strategy, which will considerably improve user security across the site. The area will also be regularly patrolled by members of the estate management team throughout the day.

A lighting scheme will be developed to deliver light levels which support the safety initiatives in the area, and navigation by people with visual disabilities.

Night time lighting of the scheme is intended to come from lighting within the buildings and from the amenity lighting previously approved in Zone B Public Realm submissions.

This strategy will encourage people to use the more direct outer pathways at night.

3.6 Wayfinding

Navigational signage for the area has not yet been detailed. Much of the signage will be specified according to normal highway standards although there will also be signage that will form part of an overall Wayfinding Strategy across the KXC site.

4.0 Building B5

4.1 Description of Building

Building B5 is a mixed-use building located at the head of Pancras Square.

Building B5 is proposed across 10 storeys (excluding lower ground and basement levels), comprising the following mixed uses:

- Lower ground and ground floor retail
- Ground floor office entrance off Pancras Square
- 10 floors of office space
- Roof garden for the building users

Building B5 sits at the northern end of Pancras Square and is bordered by Goods Way which is an existing steep street. The building design has responded to this complexity with three main entrance areas that address each of the different landscape levels.

4.2 Entrances and exits

Building B5 will have a principle office entrance opening onto Pancras Square. This will comprise two drum format automated doors. A secondary entrance to the southern elevation will automatically open into the café area.

A further two entrances on the northern elevation will address the commercial units and these will be automated where necessary. For a user at the North West corner of B5 and wishing to access the retail unit at the North East corner of B5 there is a choice of either:

- Directly using Goods Way (West) with a gradient of approximately 1:12 and/or
- Using the B3/B5 finger at a gradient of approximately 1:15, crossing the square and then using the B5/B6 finger with a gradient of approximately 1:21 and/or
- Using the steps located under the colonnade, which are described in Section 3.1 above.

All entrances will provide level thresholds, solid entrance matting and will be clearly articulated within the building elevation using lighting.

The main entrance facing Pancras Square has been set back to provide a covered circulation area in front of the building, which will further enhance its legibility.

Glazed doors and screens will have manifestation in line with guidance in Part M. All new fire exits have level thresholds and openings in line with guidance in Part M.

4.3 Threshold Treatments

All external 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.

4.4 Vertical Circulation

4.4.1 Lifts

The office use is served by a bank of 6 large (13 person) passenger lifts that will serve all floors but the roof terrace. Additionally there is one goods lift, with two of the passenger lifts being fire fighting lifts.

The goods lift and two of the passenger lifts also address the basement.

A retail lift has been provided between the Ground, Lower Ground and Basement. This will have a minimum internal car dimension of 1100mm by 1400mm to meet Part M.

None of the main passenger lifts address the roof (to avoid a lift overrun tower).

The roof terrace is accessed via a dedicated single story 1100mm x 1400mm platform lift.

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

4.4.2 Stairs

The proposed building incorporates two sets of stairs within the central core(s) which address all floors from basement to roof terrace.

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.

4.4.3 Cycle Ramp

The cycle ramp is exclusively for the use of cyclists to travel from the Goods Way (West) entrance to the Lower Ground Floor cycle store. The ramp slope is 1:20 but will not have any landings. In this respect the ramp does not meet Part M of the building regulations, but the slope is considered to be suitable for a cycle ramp.

4.5 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.

4.6 Internal Floor Finishes

Floor finishes in the internal public areas will provide a slip resistance equal to or greater than R10 (to meet DIN51130:2004).

4.7 Balconies

The 2nd to 10th floors have balconies throughout office levels which will be provided with level thresholds and sliding doors that will need no more than 30 newtons to open and whose thresholds will be no more than 15mm in height to meet Part M of the Building Regulations.

4.8 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.

Depending on the tenancy arrangement these may be alternately handed (handed= the side that the WC is located, left handed or right handed) and will comply with Part M of the Building Regulations and BS8300:2010A.

An accessible WC is also available at reception level.

Accessible WC/Shower facilities (2No.) have been provided in the Lower Ground Floor and will meet the Part M requirement for a cubicle of 2400mm by 2500mm.

An accessible WC has been provided at roof terrace level.

5.0 Roof Terrace

The roof terrace is accessed via the stair cores and the platform lift described above.

The terrace has been designed around a central decking area with revealed rock and gravel pools with planting.

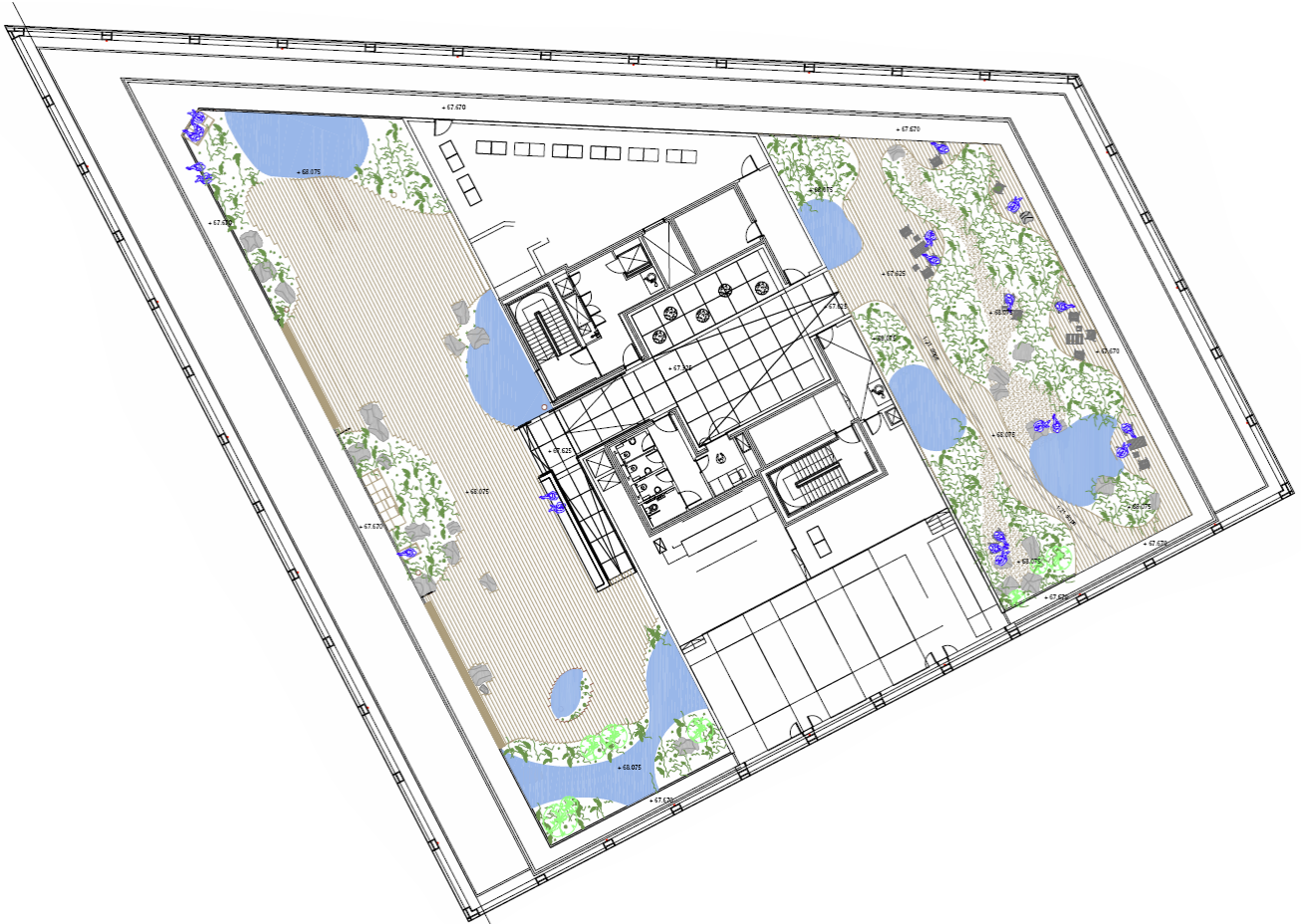


Figure 5 - Roof Terrace Garden proposals

Disabled people will arrive by a platform lift, a lobby and a central level of +67.325. To the north a gentle slope, rising 300mm over 11.5 metres (with a gradient of 1:38), will lead to the roof terrace.

5.1.1 The Northern Terrace

A 1:15 ramp with a mid way landing and handrails to meet Part M of the building regulations (note this is not currently correctly drawn on Figure 5) will connect the 'courtyard' to the northern terrace.

Water pools, gravel areas and planting will be inserted into a central decking area. This will be laid with a maximum gap of 5mm between decking boards.

The roof terrace is not going to be heavily trafficked. The edge of the decking provides a consistent edge condition to the features that are cut out and revealed within it. The deck will end as an unprotected edge – but also acts in a similar manner to the kerb edge on a street. See details for the kerb edge in Figure 6 below.

Because of the special nature of this space and the relative safety of the feature is it considered that this will not present a hazard for people with a visual disability.

During low light conditions the edge will be illuminated to further enhance the detectability of the features.

5.1.2 The Southern Terrace

The southern section of the roof terrace will include similar features to those described above, albeit peripheral to a much larger central section of decking.

5.1.3 Roof terrace Details

The roof terrace has a range of conditions to provide an overall garden environment, as follows:

5.1.3.1. Planting Edge detail

The edge of the planting area, which makes up the majority of the edge condition, will have a drop of approximately 100mm from the decking edge. This is therefore being treated as similar to a normal pavement edge and no warning information will be provided.

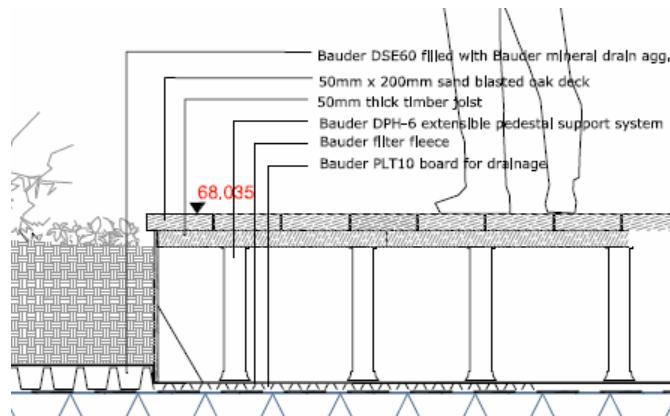


Figure 6 – Planting Edge Detail

5.1.3.2. Water Edge Detail

The water edge presents a greater potential hazard as there is a depth of 430mm of water. However, this is a small feature in the decking with the smallest edge lengths, and a series of no-slip metal studs will be used to warn users that they are approaching these edges.

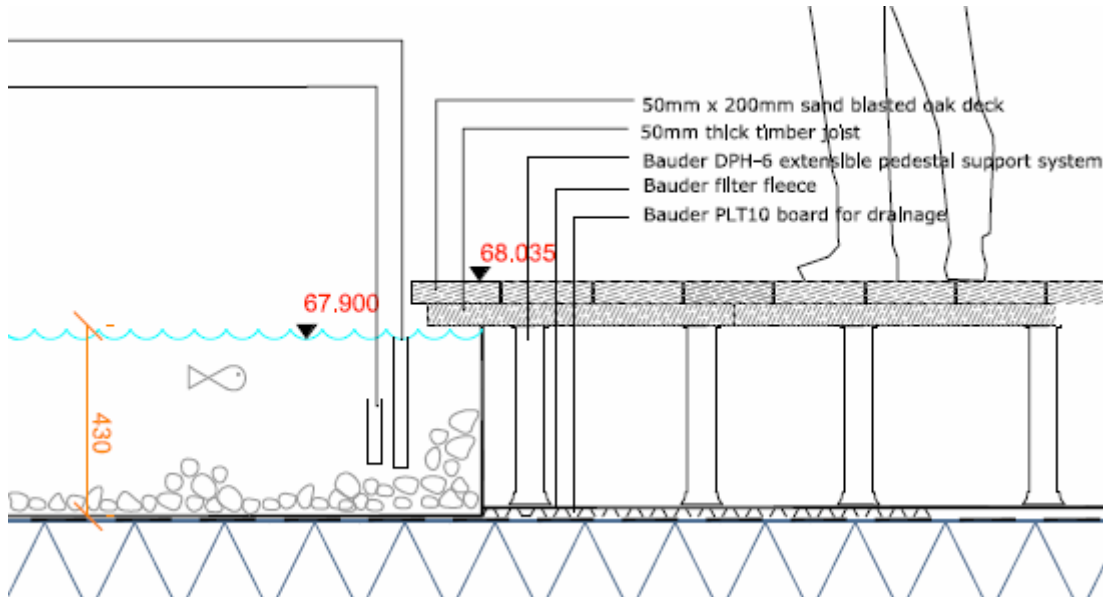


Figure 7 - Water Edge Detail

5.1.3.3. Step Edge Detail

There is a step edge detail to the perimeter of the garden feature and this will be announced with a corduroy feature at the edge to warn people with partial vision that there is an edge condition.

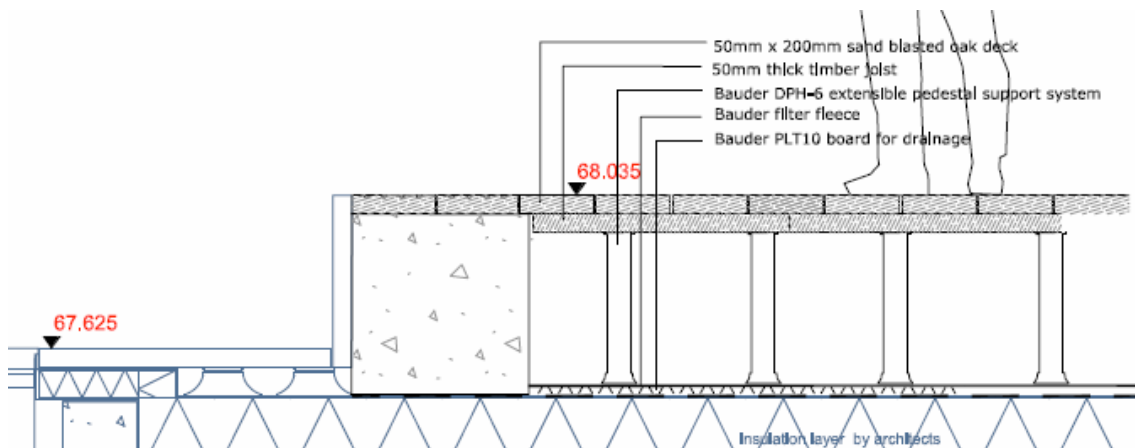


Figure 8 - Step Edge Detail

5.1.3.4. Step Handrail

There is a step to a lower seating area – the design is currently showing a single handrail – for this two step section down to the surrounding edge detail. The designers are aware of the need for handrails, they are currently illustrating this with a landscape feature to the step edge and will submit details of how they intend to satisfy Part M in their building control submission.

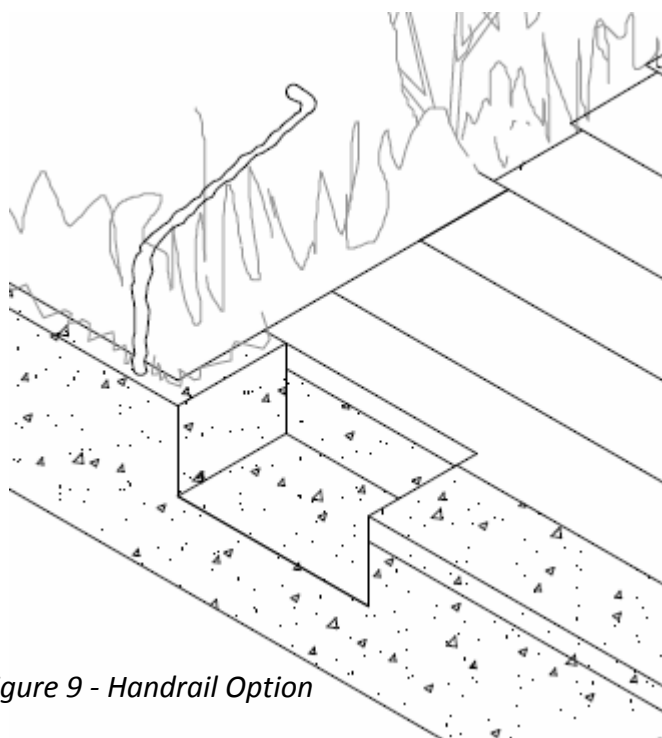


Figure 9 - Handrail Option

5.2 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 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.

5.3 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, 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 A

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.

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