

Access Statement

Building R7

King's Cross Central
General Partner Ltd

January 2015

King's Cross



all clear designs
3 devonshire mews
london w4 2ha

t: 020 8400 5093
f: 020 8400 5094

mail@allclear.co.uk
www.allclear.co.uk

King's Cross Central: Building R7

Access & Inclusivity Statement

Prepared by All Clear Designs Ltd

January 2015

Contents

1.0 Introduction..... 1
2.0 The proposals..... 6
3.0 Public Realm 7
4.0 Building R7..... 9

Appendix A

Management Issues

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 R7 and associated public realm located within the King's Cross Central (KXC) Development site.

This statement has been prepared to accompany the Building R7 Reserved Matters Submission, which includes some of the surrounding public realm, as shown on Site Location Drawing A206 A(01) P001.

Both the proposed building and the public realm to the east, west and south of the building are located within Development Zone R to the north-east of the KXC development.

Building R7 will be a mixed use building, combining flexible retail spaces alongside adaptable office accommodation. The building will house a three screen cinema, retail spaces and the opportunity for a retail or showroom space fronting Handyside Street. Building R7 seeks to integrate workplace with high quality publicly accessible space and complimentary facilities:

- Lower basement and basement with Cycle Spa facilities;
- Ground floor entrance, internal street and reception (the 'Forum'), Cinema, and flexible office/retail/showroom spaces;
- A mezzanine with cinema and upper floors of office/retail/showroom space;
- 9-11 floors of office space; and
- Roof garden for the building users.

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 R7 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 Duggan Morris Architects ('DMA') 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 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.

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 7th October 2014. These meetings have been developed as a method of ensuring that there is adequate user input into the design development process ahead of the planning submission.

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 on the ground floor of the building within the building footprint at the east elevation. This will be available to act as a service/loading bay when not in use as an accessible parking bay.
Will the building be completely wheelchair accessible?	The building will be fully wheelchair accessible with accessible facilities on every floor.
How will circulation work on the Ground Floor?	The ground floor has been rationalised so that the main foyer level, the Cinema Reception area and a large A1-A3/A5 unit are at the same level. Down from this level to the west (with a staircase and option for an independent lift) will be a retail unit. There are then steps and a platform lift within the Forum up to the R7/8 courtyard level to the north that will contain a further B1 unit to the east and access to the public realm entrance to Building R8.
Will the cinemas be accessible?	All of the screens have been designed to have accessible seating locations. The largest and the smallest screens have been designed with wheelchair access to the stage areas for when they are used for presentations.
Will there be accessible cycle facilities?	Accessible changing, showering and bike storage has been provided in the basement "Cycle Spa".
Will the cycle stair be sufficiently wide?	The stair width has been increased to a minimum of 1200mm plus the bike ramp.

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

2.0 The proposals

2.1 Building R7

Building R7 is located on Handyside Street opposite the northern end of the Granary Building, home to University of the Arts London ('UAL'), and just south of Plot R8, also located within Development Zone R.

Building R7 will be a mixed use building, combining a cinema and flexible retail spaces alongside adaptable office accommodation. The building will house a three screen cinema, retail spaces and the opportunity for a retail or showroom, combined with office space and 8-10 storeys office accommodation at upper levels. Building R7 seeks to integrate workplace with high quality publicly accessible space and complimentary facilities.

- Lower basement and basement with Cycle Spa facilities;
- Ground floor entrance, internal street and reception (the 'Forum'), Cinema, and flexible office/retail/showroom spaces;
- A mezzanine with cinema and upper floors of office/retail/showroom space;
- 9-11 floors of office space; and
- Roof garden for the building users.

2.2 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.

Building R7 does not have a basement parking provision, and therefore two accessible spaces have been accommodated in the building footprint. These spaces are for building users only and will be managed by the building operators, with the service bay functions working around the use of these spaces to avoid unnecessary on street servicing. This will be actively managed by the building management.

Taxi drop-off will be available opposite Building R7, at the northern end of the Granary Building.

3.0 Public Realm

This document addresses landscape details for the area immediately to the west, south and east of the building which comprises paving areas.

3.1 General Levels

The area to the southern end of the building is essentially level across the length of the pavement, and into the Forum.

To the west side of the building there is a change in level of approximately 415mm over a distance of approximately 30 metres, giving a gradient of approximately 1:70.

The pavement to the east of the building presents a steeper change in level of 1373mm which generates a gradient of approximately 1:22. To mitigate this change landings have been incorporated along this stretch of pavement ensuring that the paved areas have gradients of approximately 1:20.

3.2 Materials

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

The paved areas around the building will consist of Sandstone paviments.

3.3 Threshold Treatments

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

3.4 Street Furniture

There is no street furniture as a part of this application.

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 the 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 R7

4.1 Description of Building R7

As stated previously, Building R7 will be a mixed-use building, combining cinema and flexible retail spaces alongside adaptable office accommodation. Building R7 seeks to integrate workplace with high quality publicly accessible space and complimentary facilities.

4.2 Entrances and exits

Building R7 will have two main entrances (there are other secondary entrances such as the bicycle entrance and the disabled parking/service entrance):

- a principle entrance from Handyside Street via the southern colonnade; and
- a northern entrance which aligns with the intended Building R8 courtyard which will be proposed to the north.

The difference in level between the two main entrances is approximately 700mm, resulting in the ground floor Forum having a set of steps and a platform lift at the northern end.

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

The main entrance facing Handyside Street has been set back under a colonnade to provide a covered circulation area in front of the eastern block, which will further enhance its legibility.

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

All new fire exits will 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

Office Lifts

- The office use is served by a bank of 5 large (13 person) passenger lifts that will serve Ground to Roof Terrace and 11th floor.
- One of the five lifts is a fire fighting lift which also serves the upper basement level. This lift will provide disabled access to the Cycle Spa on the upper basement level.
- Additionally there is one goods lift which serves all floors except the lower basement level. This lift will also provide disabled access to the Cycle Spa.

Cinema/Retail Lift

- The cinema lift will connect the ground, upper basement and mezzanine levels.

Cycle Spa Lift

- The Cycle Spa platform lift connects the lower basement (which includes the male changing area) and upper basement, which houses the cycle parking and the female changing area.

Ground Floor Platform Lift

- A platform lift is located to the north of the Forum, to overcome the 700mm change in level within it.

The mezzanine levels of the A1-A3/A5/B1 units can be accessed using the office lifts.

The ground floor lower retail area has been planned to accommodate stairs and a lift as part of their potential fit-out options.

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 will address the majority of the floors from the upper basement to the roof terrace and 11th floor.

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 are within immediate proximity to the lifts.

A central staircase divides the two levels in the Forum. To overcome the 700mm change in level the steps (4No.) will need to rise 175mm each. This is outside the Part M guidance of 170mm per step, but in line with BS8300:2010A (5.9.2), which links riser height with going depth. At a going of 450mm deep, BS8300 is minded to accept 180mm per rise. In Building R7 the goings will be over 600mm and therefore a rise of 175mm per going is felt to be acceptable.

4.5 Doors

The main entrance doors on the southern side will be sliding doors in a drum configuration.

The entrance doors to the northern entrance will be sliding doors in a draft lobby configuration.

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

The retail unit has an entrance door which will also be automatic.

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 Internal Terrace/Loggia

The office floors have internal terraces/loggias throughout the 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 has been provided throughout the core of the building on every floor. People with mobility disabilities are accommodated in the unisex cubicles which also have hand-basins within the cubicle.

Depending on the tenancy arrangement the Accessible WCs may be alternately handed (handed = the side that the WC is located, i.e. 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 Cycle Spa in the lower basement and the upper basement and will meet the Part M requirement for a cubicle of 2400mm by 2500mm.

An accessible WC has been provided as part of the standard accommodation at roof terrace level.

4.9 Roof Terrace

On the 9th floor, the roof terrace is accessed via the stair and lift cores described above.

An enclosed meeting space is proposed immediately to the east of the western core, and is accessed via a level paved surface.

4.10 Cinemas

Three Cinema screening rooms are proposed; at ground and mezzanine levels.

Cinema Screen 1 is proposed on the ground floor and Cinema Screens 2 and 3 are proposed on the mezzanine floor which also has associated bar/refreshment area and WCs.

The screening rooms also have the capacity to work as seminar rooms, and for that reason the largest and the smallest screens have been designed with wheelchair accessible seating and wheelchair access to stage areas, where these are proposed for this dual use.

The screening rooms will have audio enhancement facilities for people with hearing disabilities.

Details of the Cinemas will come forward as a part of the fit-out application at a later date.

4.11 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.

4.12 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.

King's Cross

4 Stable Street
London
N1C 4AB

T +44 (0)20 3664 0200
www.kingscross.co.uk