



Freemasons' Hall, London, WC2B

Internal Alterations and Refurbishment to  
First Floor Toilet Accommodation

Design & Access Statement

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## 1.0 Introduction

The application for listed building consent for alterations is being made on behalf of Freemasons' Hall. The site is located at 60 Great Queen Street, London, WC2B 5AZ. The application seeks consent for internal alterations and refurbishment of existing toilets in order to provide additional and enhanced toilet accommodation at First Floor level. This will include provisions for additional access to the toilets with a new accessible WC and baby changing facilities.

## 2.0 Design

### 2.1 Use

The application does not seek to change the current use of the site.

### 2.2 Amount

The existing floor area of toilet accommodation at First Floor level is 67.5m<sup>2</sup>.

The proposed alterations and refurbishment will provide both male and female toilet accommodation with baby changing facilities over a revised floor area of 93.25m<sup>2</sup>.

### 2.3 Layout

The proposed alterations will follow the existing footprint with the inclusion of circulation space between male and female toilets. Both facilities will share a common lobby and vestibule area for direct access to lift and all other common parts at First Floor level.

## 3.0 Access Statement

### 3.1 Introduction

This access report has been produced by Tuffin Ferraby Taylor LLP for Freemasons' Hall, London.

This report is based on the proposed drawings and forms part of the Application for listed building consent for alterations specific to the toilet accommodation at First Floor level.

The design team has adopted an approach which incorporates as many measures as practicably possible to facilitate access and use by all people including wheelchair access.

### 3.2 Entrances

Existing entrances leading to the toilets will be refurbished with new veneer doors incorporating toughened glass panels. Downlights and floor recessed uplights will be used to enhance the light at both entrances. All doors will be accessible with a level threshold and at least one leaf having a clear opening width of 1000mm.

### 3.3 Toilet Facilities

#### Wheelchair accessible WCs

Part of the proposed alterations, allow for a compliant accessible WC to be installed at First Floor level

The compartment will be fitted out with suitable grab rails, shelves and fittings to meet current guidelines. The accessible WC will also be fitted with an alarm cord and reset button that is connected to the current Freemasons' Hall Main Office. The wash basin will have a thermostatically controlled lever type tap suitable for use by people with limited manual dexterity. Internal finishes will incorporate a good level of colour and tonal contrast between floor and walls and between the fixtures to assist people with visual impairments.

#### Male & Female WCs

Alterations to the Male toilets will include new cubicles and separate urinals which can be sectioned off as required. Male WCs will have two access points, one from the Lift Lobby and one from the Vestibule lobby.

Female WCs will be located in a new section leading from the Vestibule with their own washing and drying facilities. Additional console units and vanity mirrors will be positioned in the Vestibule for general usage.

Internal finishes and colours are to be confirmed but will be in keeping with the style and appearance of existing materials and decorations.

Surfaces used will be specified to maximize accessibility and safety. Reflective and potentially slippery surfaces will be avoided while carpets will be sufficiently firm and low pile to facilitate the passage of wheelchairs.

Signage strategy and design is to complement the existing signage and wayfinding already established at First Floor. Every endeavour has been made to ensure toilets can be located without over dependence on signage.

#### Means of escape for disabled people

The disabled toilet is located to follow the existing Means of escape route at First Floor level. Additional escape route signage will support safe and independent evacuation for disabled people where necessary.

The smoke detection system installed within the new toilets will be specified so that accurate detection can provide early warning and location of the source. This provides maximum time for planning evacuation.

The alarm system will incorporate visual alarms to assist people with hearing impairments.