

Access Statement

Building S2

King's Cross Central
General Partner Ltd

December 2015

King's Cross

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King's Cross Central: Building S2

Access & Inclusivity Statement

Prepared by All Clear Designs Ltd

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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 S2 and associated public realm located within the King's Cross Central (KXC) Development site.

This statement has been prepared to accompany the Building S2 Reserved Matters submission, which includes some of the surrounding public realm as shown on Site Location Plan drawing A-10-001P.

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

Building S2 will be a mixed use building, combining ground floor retail spaces alongside office accommodation, comprising:

- basement with plant, cycle parking with changing facilities, and storage space for office and retail units;
- ground floor double-height colonnade, double-height office reception, retail provision at each corner of the plan, office space to the north of the floorplan and a loading dock with an accessible parking space to the west;
- level 1 to 9 of office space; and
- roof terrace at level 11 for the office 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 S2 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 Mossessian Architecture ('MA') 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, 2013 and 2015 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.

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 5th August 2015. 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?	An accessible parking bay has been provided in the loading bay area and will be managed to ensure it is available for disabled users in liaison with the building management.
Will there be accessible cycle facilities?	Accessible changing, showering and bike storage has been provided in the basement.
Will the cycle stair be sufficiently gentle?	The stair has a standard going/riser format and channel, but there is also a goods lift provided to access the cycle facilities.

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

2.0 Public Realm

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

2.1 General Levels

There is a change in level across the site of Building S2 of approximately 1.65m with the lowest point being the south east corner of the plot and the highest point the north west corner of the plot. The levels along Handyside Street and Lewis Cubitt Square are fixed and the changes in level across the site have been co-ordinated with the building design to provide level thresholds at all entrances.

2.2 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 pavements.

2.3 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.

2.4 Street Furniture

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

2.5 Security and Lighting

A comprehensive CCTV system will form part of the estate wide management strategy which includes the colonnade and entrance lobby, 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. This is further explained in the accompanying Urban Design Report.

Night time lighting of the scheme has been specifically designed to improve safety and will also come from lighting within the buildings and from the amenity lighting in the public realm submissions, which will be brought forward under separate submissions of Reserved Matters.

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

2.6 Wayfinding

The building design makes good use of colour/material differences in area such as the colonnade to emphasise the entrances to the building.

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.

3.0 Building S2

3.1 Building S2

Building S2 is predominantly an office building, with a mix of public facing uses at ground floor. It is located on a site which, along with Plot S1 immediately to the west, were developed together resulting in a complimentary pair of buildings with common materials and details but each designed as stand-alone buildings. Building S1 will be brought Forward under a separate submission of Reserved Matters in due course.

Building S2 comprises flexible open plan office space at ground floor plus nine occupied upper floors with a centralised core incorporating lifts, stairs, WC's and vertical services distribution. The double-height office lobby is located at ground floor to the south of the building and contains the reception and seating areas. The design provides the opportunity to connect internally with the eastern retail unit which is envisaged as a food and beverage unit overlooking Lewis Cubitt Park to the east.

The upper floors provide highly flexible office space. As there is a confirmed tenant for Building S2 we anticipate the floorplates to be used by a single tenant, however the building is designed to allow for a single or multiple tenancies with up to four tenants per floor, allowing tenants to expand or contract their space both horizontally and vertically. Amenity space is provided at all office floors by tenant balconies together with a large roof terrace at Level 11.

Office occupiers are provided with secure cycle parking with associated showers and changing facilities in the single level of basement which extends to the full footprint of the building. The cycle parking is accessed by a dedicated cycle stair and a shared goods / cycle lift both accessed directly from the cycle entrance at the north of the building. Space for additional cycle parking is provided for the retail tenants also in the basement, and further visitor provision within the public realm, along Handyside Street.

3.2 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 S2 does not have a basement parking provision, and therefore an accessible space has been accommodated in the service/loading bay. This space is 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.

Taxi drop-off will be available from Handyside Street.

3.3 Entrances and exits

Building S2 will have one main entrance, accessed from the south, under the colonnade along Handyside Street. There are other secondary entrances along the elevations, to the retail units and office space to the north of the building, the dedicated bicycle entrance also to the north, and the Service/Loading Yard to the west of the building.

All entrances will provide level thresholds, solid entrance matting and the main entrance 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 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.

3.4 Threshold Treatments

All external material thresholds will be flush and materials will have no more than a +/-5mm level change over the surface and joints of no more than 10mm wide.

Outside/inside thresholds will have a height/upstand no more than 15mm. Where possible, thresholds between materials will also have a visual contrast to assist people with visual disabilities.

3.5 Vertical Circulation

3.5.1 Lifts

Office Lifts

- The office use is served by a bank of 6 large (21-person) passenger lifts that will serve Ground to 9th floor and then three of the lifts also run to the roof terrace on the 11th floor.
- One of the six lifts is a fire fighting lift which also serves all floors including basement level.
- Additionally there is one goods lift which serves all floors and this lift will serve as the cycle lift to the basement.

The ground floor eastern retail area may require a platform lift depending on the tenant fit-out and has also been provided with a soft spot in the event that basement level access is required.

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

3.5.2 Stairs

The proposed building incorporates two sets of stairs within the central core which address all the floors from the ground floor to the roof terrace at Level 11th. The north stair additionally provides access through to the basement level below.

All staircases will fully meet all aspects of Part M and Part K 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.

3.6 Doors

The main entrance doors on the southern side will comprise pairs of sliding doors in a draught 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.

3.7 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).

3.8 Internal Terrace/ Balconies

The office floors have internal terraces/balconies 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.

3.9 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, 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 (2 x No.) have been provided in the cycle change area in the 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.

3.10 Roof Terrace

On the 11th floor, the roof terrace is accessed via the stair and lift cores described above.

3.11 Escape Arrangements

3.11.1 General 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.

3.11.2 SE Corner Retail

The SE corner retail unit has a level entrance from the main reception, but the floor level, due to the reducing site level, is above the landscape. An escape door has been built into the façade which when opened will provide a two step down solution through the façade and onto the landscape. A disabled person would be assisted through this exit and this would be incorporated into management procedures.

3.12 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.

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