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3 - 6 Spring Place  
Spring Place Ltd

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Comments Response  
Access  
November 2016

Piercy&Company

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|--------------------------------------|---|
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LONDON BOROUGH OF CAMDEN

ACCESS COMMENTS

From: Philippa Jackson  
Tel. number: 020 7974 2305  
Ref: 2016/5181/P  
Date: 28<sup>th</sup> September 2016

To: Ian Gracie

RESPONSE

**Re: 3 - 6 Spring Place, London, NW5 3BA**

Overall the access is generally good there just a few concerns / queries that need to be resolved.

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|---------|--------|--|
| Item 01 | —————→ | <ul style="list-style-type: none"><li>It is disappointing that revolving doors and side pass doors are proposed at the main entrance. This entrance needs to be redesigned so a cohesive single entrance point is provided for all users. In my view these do not comply with Policy DP29 and section 29.4 which requires new buildings and spaces to be fully accessible to promote equality of opportunity. Furthermore the DAS talks about a 'button controlled opening door' all doors should permit the same level of access i.e. if there are no security controls for the revolving door there should be none for the side pass door.</li></ul> |
| Item 02 | —————→ | <ul style="list-style-type: none"><li>There are a number of external ramps, conformation is sought that these will be 1500mm wide and have a gradient between 1:12 and 1:20 and that they will handrails on both sides which are continuous across mid landings. The ramp handrails should extend horizontally by 300mm beyond the top and bottom ramp and terminate in a closed ending.</li></ul>   |
| Noted   | —————→ | <ul style="list-style-type: none"><li>The DAS says that the glazed doors and facades will comply with AD M but it should say that they will comply with AD K section 7.</li></ul>  |
| Item 03 | —————→ | <ul style="list-style-type: none"><li>The on-street blue badge parking bay is on the opposite side of the road from the office building, what is the length of the accessible route from this parking bay to the office entrance.</li></ul>  |
| Item 04 | —————→ | <ul style="list-style-type: none"><li>All the wheelchair accessible unisex WC's have inward opening doors which is very disappointing for a new build. No justification is made for this and no confirmation is provided that other options were explored or that a 1500mm turning circle clear of door swing and fixture and fittings is provided.</li></ul>  |
| Item 05 | —————→ | <ul style="list-style-type: none"><li>The external seating should include some seating with back support and arm rests to assist ambulant disabled people when rising and lowering into seating.</li></ul>   |
| Item 05 | —————→ | <ul style="list-style-type: none"><li>The tiered seating in the event space should include spaces for wheelchair users to sit beside other companions; no such provision has been included.</li></ul>  |
| Item 04 | —————→ | <ul style="list-style-type: none"><li>There are no ambulant disabled person's cubicles provided within the building.</li></ul>   |

## 1.0 Current proposed entrance - Revolving door

Query:

“It is disappointing that revolving doors and side pass doors are proposed at the main entrance. This entrance needs to be redesigned so a cohesive single entrance point is provided for all users. In my view these do not comply with Policy DP29 and section 29.4 which requires new buildings and spaces to be fully accessible to promote equality of opportunity. Furthermore the DAS talks about a ‘button controlled opening door’ all doors should permit the same level of access i.e. if there are no security controls for the revolving door there should be none for the side pass door.”

Response:

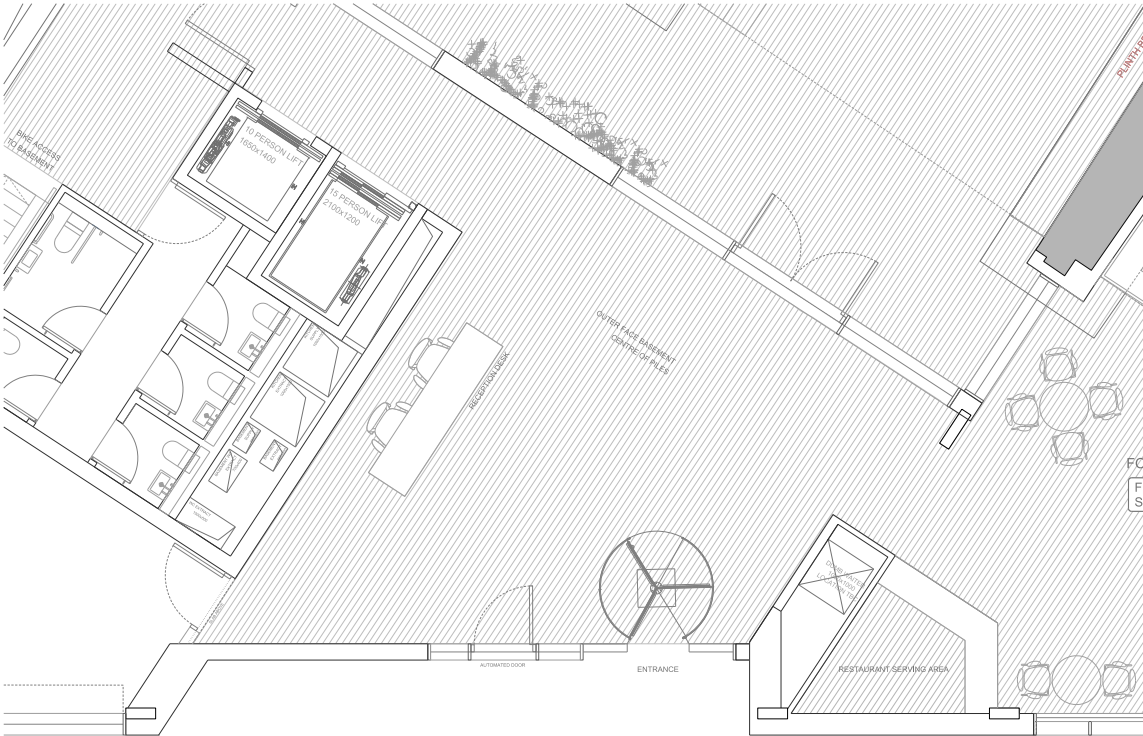
The Spring Place entrance into the building is designed for access to the building’s office floorspace as well as the event space and the café.

The installation of two types of door (a revolving door and a standard automatic door) allow for flexibility in access to suit different users and to adapt to the potential different ways the entrance will be used.

A revolving door is considered important for day-to-day use allowing efficient heating of the space and reducing heat loss and energy consumption. Use of the automatic door will be less during these periods and this dual access offers an important sustainability benefit.

During more intensive use of the ground floor event / café space, the intention is that the automatic door will be left open during peak usage and the revolving door will effectively become a secondary access. It is therefore not the intention that the two doors represent a primary access and secondary access and therefore it is not considered to represent any form of inequality of opportunity for use.

In response to Access Officers’ comments, button-controlled opening / security controls will be fitted to both the revolving and standard automatic doors to ensure equality in access opportunity.



Current arrangement



Split access entrance example

2.0 Proposed ramps

Query:

“There are a number of external ramps, conformation is sought that these will be 1500mm wide and have a gradient between 1:12 and 1:20 and that they will handrails on both sides which are continuous across mid landings. The ramp handrails should extend horizontally by 300mm beyond the top and bottom ramp and terminate in a closed ending.”

01 External Ramp

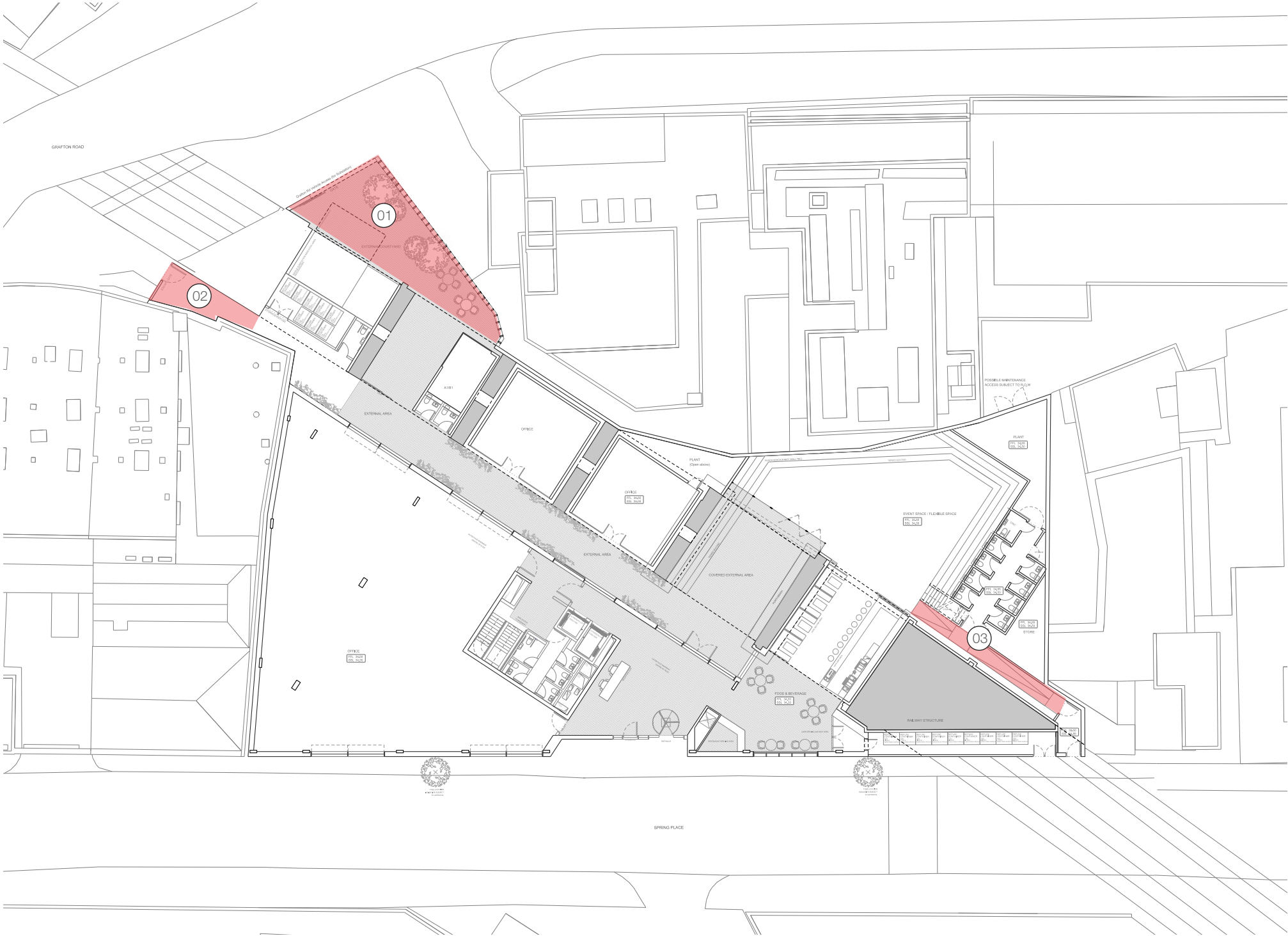
No level change: +/- 0mm\*  
\*New slab datum +34.50m creates level access subject to external survey

02 External Ramp

Level change: +/- 500mm\*  
Combined ramp length: >10000mm  
Gradient: Rise less than 1:20  
Minimum width: >1200mm  
\* Subject to external survey

03 Internal Ramp

Level change: +/- 500mm  
Combined ramp length: >10000mm  
Landing: >1200mm  
Gradient: Rise less than 1:20



Proposed Ground Floor

## 2.1 Proposed ramps - amendment

Response:

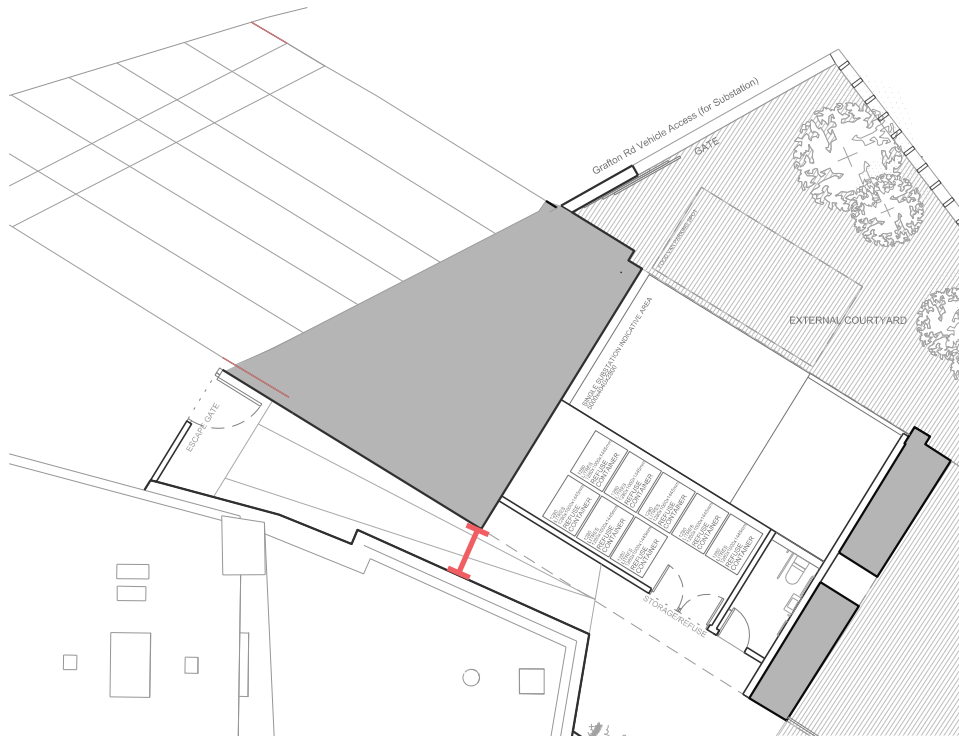
02 External Ramp

Configuration amended to ensure gradient less than 1:20, subject to confirmation levels with external survey.  
Ramp width at narrowest point constrained by party wall and viaduct. Existing width greater than 1200mm.

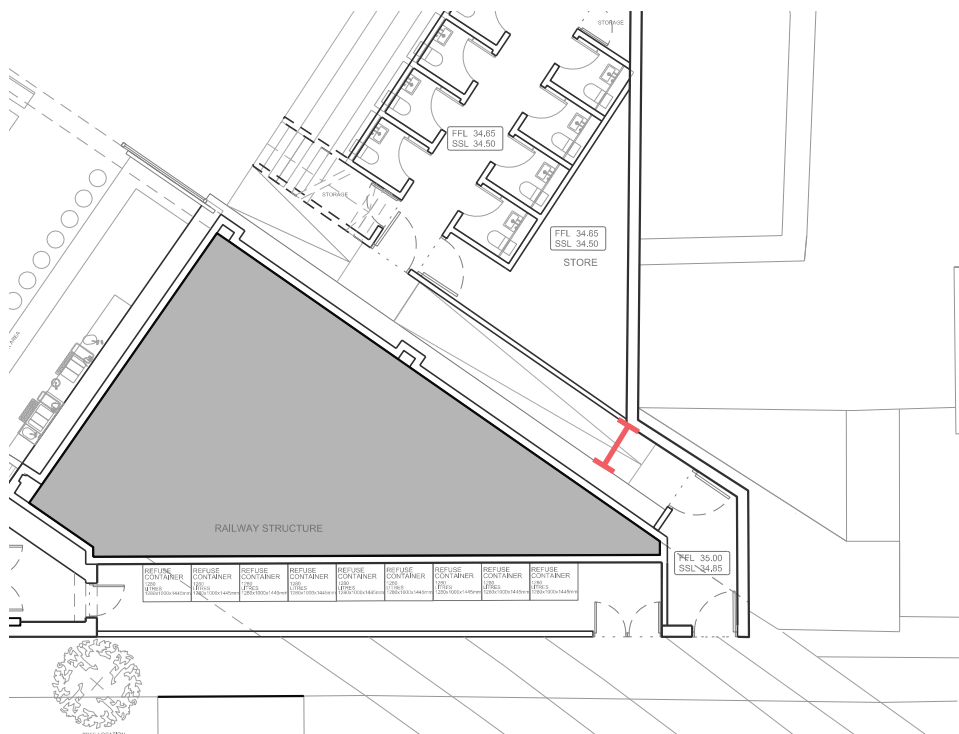
Response:

③ Internal Ramp

Ramp width at narrowest point constrained by party wall and viaduct. Existing width greater than 1200mm.



Amended ground floor external ramp



Constraints of existing access to building



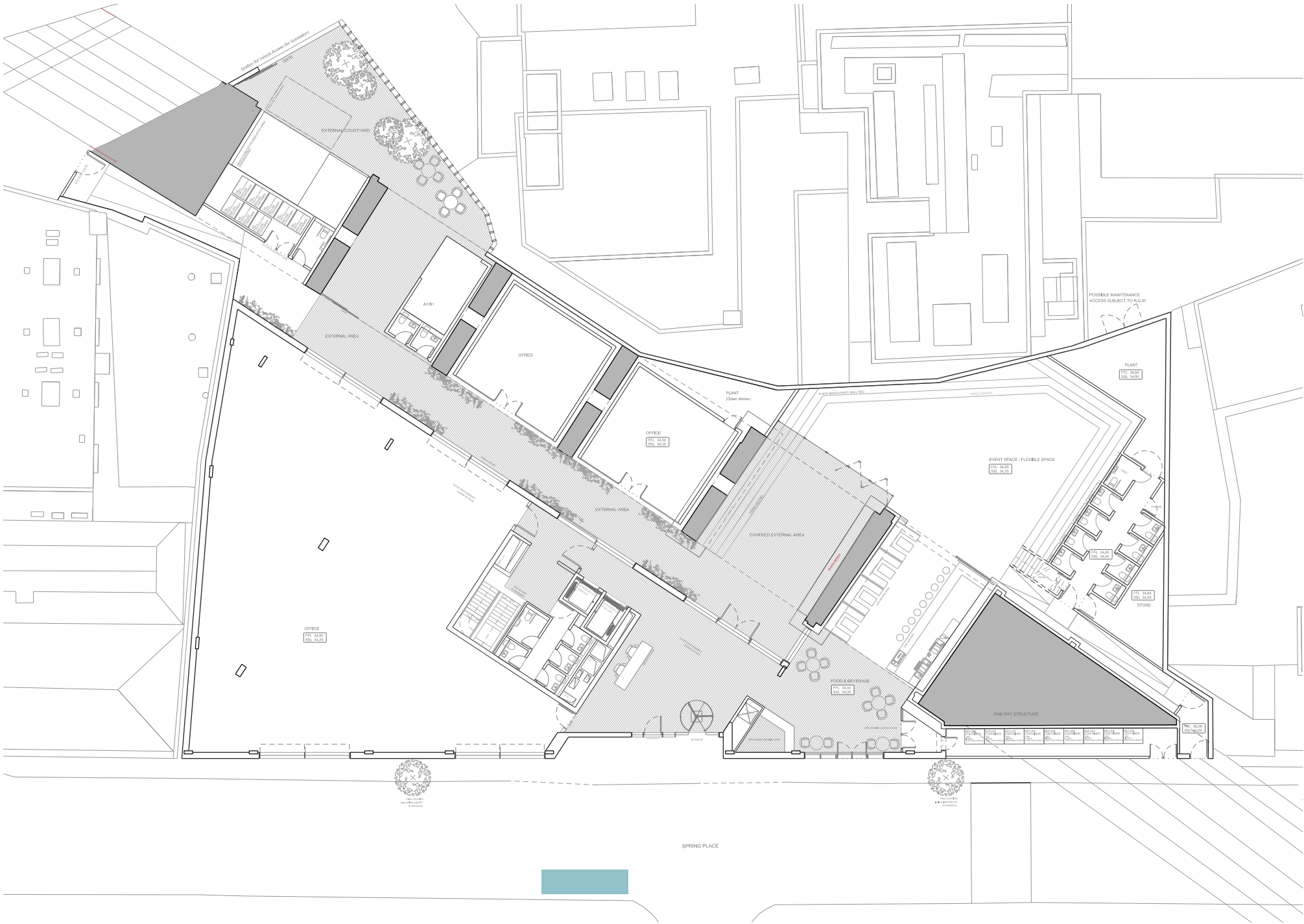
3.0 Disabled Parking

Query:

“The on-street blue badge parking bay is on the opposite side of the road from the office building, what is the length of the accessible route from this parking bay to the office entrance.”

Response:

On the basis that a suitable pedestrian dropped kerb could be provided in front of the site’s entrance as part of the kerb re-alignment works, the accessible route would be circa 10m from the disabled parking space opposite the site.



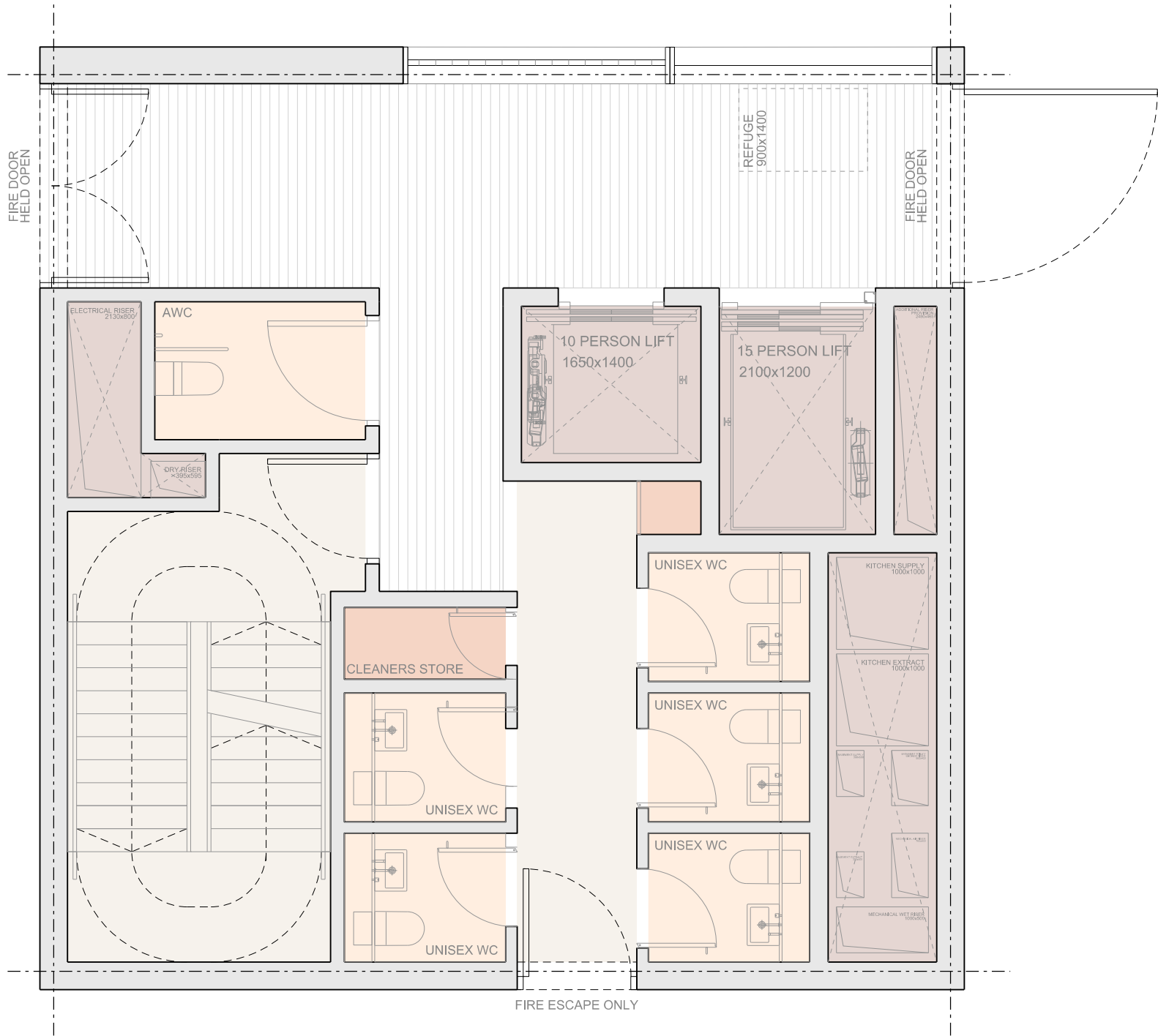
Proposed Ground Floor

Disabled - Possible Location

4.0 Existing WC Layout

Query:

“All the wheelchair accessible unisex WC’s have inward opening doors which is very disappointing for a new build. No justification is made for this and no confirmation is provided that other options were explored or that a 1500mm turning circle clear of door swing and fixture and fittings is provided.’



Typical core arrangement

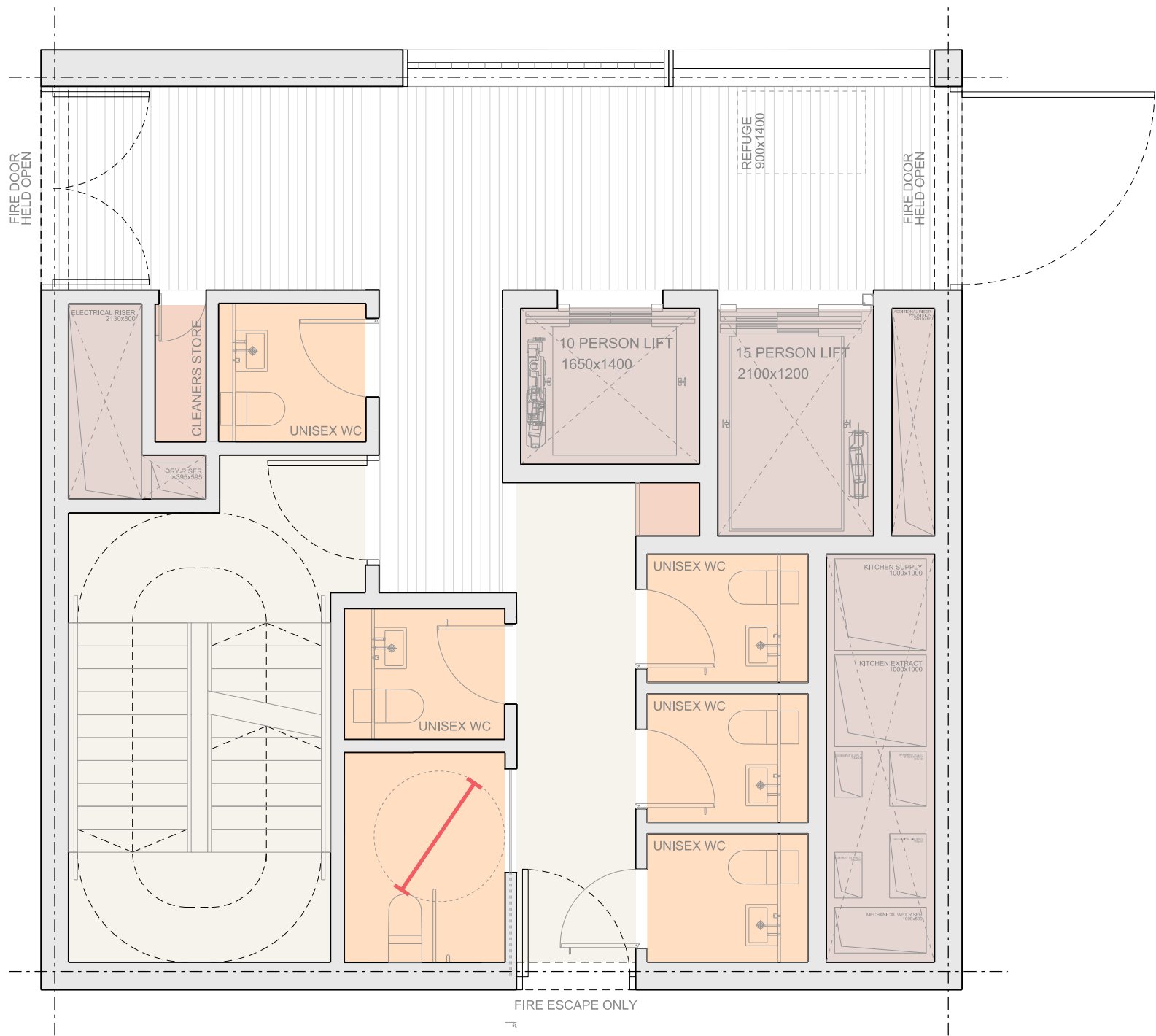
4.1 WC Layout - Amended

Response:

Door swing amended. Fire door is held closed and opens only in event of fire to provide additional means of escape.

An ambulant accessible WC is now provided on each floor.

Due to space constraints a revised sliding door arrangement has been provided for the DWC on floors 00-05. The basement has an outwards opening door. This creates a clear 1500mm turning circle.



Amended core arrangement



## 5.0 Event Space/External seating

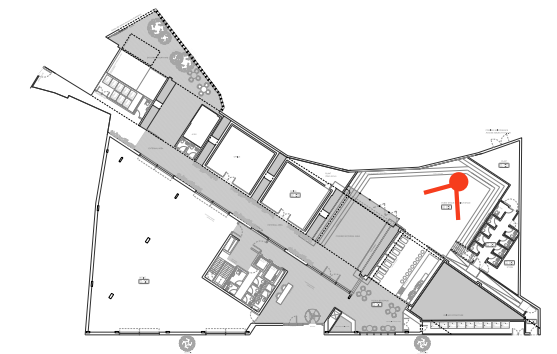
Query:

“The external seating should include some seating with back support and arm rests to assist ambulant disabled people when rising and lowering into seating.

“The tiered seating in the event space should include spaces for wheelchair users to sit beside other companions; no such provision has been included.”



View from the event space towards the cafe and public entrance



Response: