

Access Statement

Zone A Building

King's Cross Central General Partner Ltd
and Google UK Limited

May 2017

King's Cross



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King's Cross Central:

Zone A Building

Access & Inclusivity Statement

Prepared by All Clear Designs Ltd

May 2017

Introduction

This Statement has been prepared to support the revised Reserved Matters submission for a significant new commercial building on Development Zone A of the King's Cross Central ('KXC') development. Specifically, the document responds to, and seeks discharge of in relation to the proposed building, Condition 19 (Access Statement) of the KXC outline planning permission (ref. 2004/2307/P) granted in December 2006. It also addresses the requirements of Section V of the associated Section 106 Agreement on Access and Inclusivity.

The Zone A Building occupies a prominent location in the southern half of the KXC development site. It is wedged between King's Cross Station and its railway track, to the east, and the King's Boulevard, to the west. The German Gym, the Stanley Building, and Buildings B2, B4 and B6, all of which have been approved and are now occupied, line the western side of the King's Boulevard. The Eastern Goods Yard ('EGY'), which includes the Granary Building and Granary Square, lies to the north of the Regent's Canal and Goods Way.

The proposed Zone A Building comprises a single, predominantly office building of 7 to 11 storeys, above retail uses at ground floor, and two levels of basement. The office use will include ancillary uses for 4,500 members of staff and their visitors, including cafes, gym and pool facilities, a covered multi-use games area (MUGA), an Events Centre and staff training facilities. At roof level, landscaped terraces and a walking 'Trim Track' will provide outdoor amenity and recreation space for office workers and their visitors. The existing access ramp will provide service access to the basement areas, as well as to the existing Shared Service Yard.

The Zone A Building will primarily provide accommodation for a UK Headquarters for Google UK Limited ('Google'), with a mix of different retailers at ground floor. The project team has worked closely with the King's Cross Central General Partner Limited ('KCCGPL') and the prospective occupier, Google, to create a highly accessible and inclusive environment. The submission site comprises the building and some landscaping to the north, west and south of the building, which covers parts of Goods Way, the King's Boulevard and Battle Bridge Place, respectively.

1.1 Executive Summary of Inclusivity

- The design principles are extremely coherent and aim to produce a building that has a high degree of architectural legibility and therefore ease of use.
- The organisation of major floor plates and minor floor plates provides a wide range of features that will assist users in their navigation of what could otherwise be a complex building.
- The ground plane provides a great opportunity for the public to interact with the building, creating permeability and a transition between the private spaces and the public realm.

1.2 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 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.

1.3 Scope

This Access Statement contains an explanation of measures that will be incorporated within the proposals for Zone A 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.

Public realm and landscaping is considered in so far as it relates to the proposed building and related works, for example, at interfaces between the street and entrances/thresholds, and the design of the landscaped terraces and swimming pool at roof level.

This Access Statement is based on, and should be read in conjunction with, the submitted scheme drawings and information provided by BDP and Gillespies Architects.

1.4 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 and S106 Agreement requirements and apply recognised good practice guidance. The consultant has provided 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.

1.5 Criteria for Assessment and Design Guidance References

The following documents and guidance are used for assessment:

- 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, 2013 edition
- Building Regulations Part M, Approved Document M, 2015 edition
- 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).

In using these documents and this guidance, the design team and access consultant have observed and had regard to reasonable functional and financial practicalities; and taken into account the nature of the use of building. 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.

1.6 Factors Contributing to Accessibility

This Access Statement considers accessibility at a relatively early stage in the design (RIBA Stage 3). Detailed design issues such as fixtures, fittings, 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 (RIBA Stage 4).

The individual needs of visitors cannot always be known in advance, thus it is acknowledged that further adjustments to building management policy or procedure or to physical features may become necessary. However, it is the intention of the design team to ensure that the need for further physical alterations and the inevitable cost implication of this is reduced to a minimum.

1.7 Consultation

During the design development process the overall scheme and specific elements of the scheme have been discussed with London Borough of Camden Building Control Department, including their Access Officer.

The proposals were also presented to and discussed with the King's Cross Design and Access Forum on the 5th April 2017. These meetings have been developed as one method of ensuring that there is user input into the design development process.

No specific access issues were raised at the Forum but the following elements were confirmed:

- There are 4 accessible parking bays in the basement (there is no other car parking for the site);
- There will be sufficient accessible WCs for the office workers and for the users of the Events Centre, but these are not generally available to the public, as public WCs will be provided elsewhere in the KXC site (as part of the Coal Drops Yard, which is currently under construction, and Pavilion H, which will be brought forward at a later date);
- Where the roof has ramps to allow disabled people (office workers and visitors – generally not publicly accessible) to access the main levels they will have a maximum gradient of 1:15. As they are located in a landscaped element, and the distances are large (but the space on the roof finite) they will have flights that rise 1000mm between resting platforms. In this location and usage this is regarded as acceptable;
- A query was raised about making the glazed elements and entrances of the shopfronts visible to people with a visual disability. The response was that glazing manifestation and tactile paving would be used to indicate these areas, similar to that used elsewhere in the KXC site.

2.0 The Zone A Building and associated landscaping

2.1 Overview

Zone A is situated in the southern part of the KXC development site. It is a long, wedge-shaped site which runs broadly parallel to the railway lines leading into King's Cross Station to the east and King's Boulevard to the west. The northern and southern ends of the proposed Zone A Building are bounded by Goods Way/the Regent's Canal and Battle Bridge Place respectively.

The proposed building is conceived as a continuous 'terrace' running the full length of Zone A. The building will be principally office use, providing Google's new UK headquarters, with retail uses at ground floor, interspersed by entrances to the offices and Events Centre. The office floors will include workspace and ancillary uses for 4,500 members of staff and their visitors, including cafes, gym and pool facilities, a covered multi-use games area (MUGA), an Events Centre and staff training facilities. At roof level, landscaped terraces and a walking 'Trim Track' will provide outdoor amenity and recreation space for office workers and their visitors.

The proposal includes an Events Centre, which comprises an auditorium located on the first and second floors, and four smaller event spaces, known as 'town halls', located on Level 00. These spaces, along with foyers, pre-function and support spaces, are all connected by stairs and a lift so that they can operate independently, or together to host a single event.

The Zone A Building will include two levels of basement. The basement areas, which include disabled car parking (4 bays) for the office functions (no on-site parking is provided for retail use) and loading areas for servicing the office and retail space, will be accessed via an existing vehicular access ramp from Goods Way, which connects up to the existing Shared Service Yard, which services King's Cross Station.

The submission does not include any new principal areas of public realm, though it does extend approved/existing public realm along King's Boulevard, Battle Bridge Place and Goods Way to "fill in" gaps created where the proposed building envelope steps back from the development zone boundary, for example to the south of the building and outside the retail unit on the north-west corner. These areas are designed to be consistent with the approved (and in some cases completed) public realm in terms of site levels and materiality and therefore are only considered in this section to the extent they interact with the building entrances. Further details are provided in the submitted Urban Design Report.

2.2 Parking

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

2.2.1 Car Parking

The Zone A Building will have a total of 4 accessible spaces in the upper basement which will serve disabled employees and authorised visitors. The spaces, shown on Figure 1, are located next to lift Core 3.

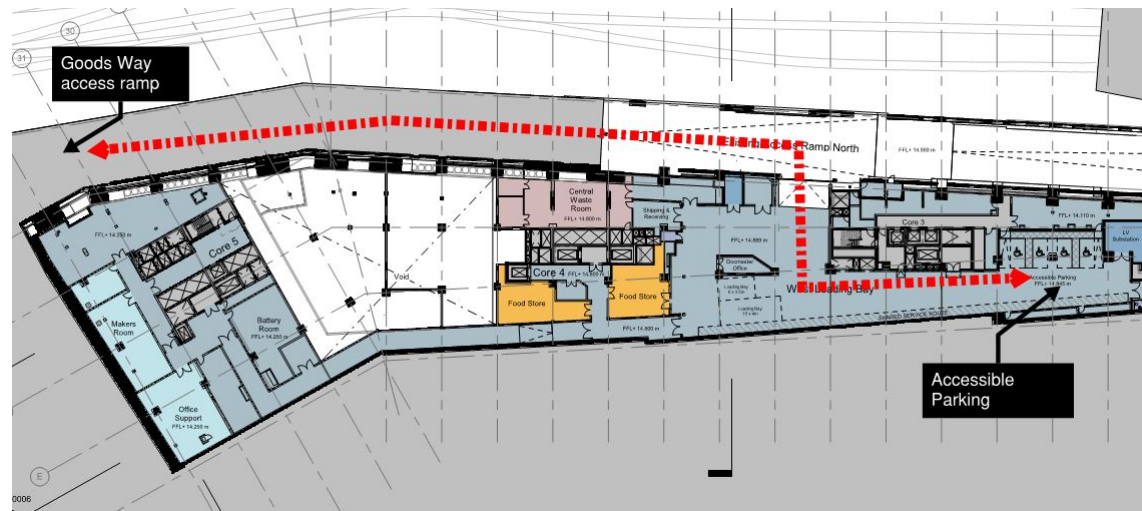


Figure 1: Upper basement plan showing location of 4 accessible parking spaces

Vehicles will access the spaces via the existing Access Ramp, entered/exited from Goods Way. Users will then access the relevant reception area (if a visitor) or office area (if staff) via the lifts in the adjacent Core 3, as illustrated in Figure 2 below.

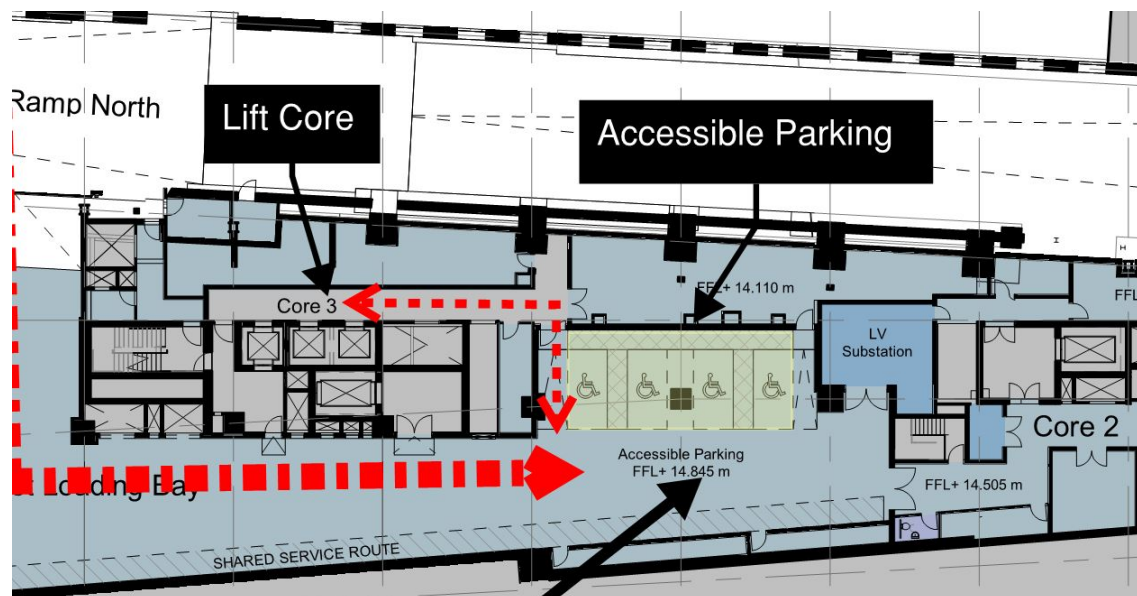


Figure 2: Upper basement plan extract showing access from accessible parking bays into the building via Core 3

The use of these spaces by visitors will require coordination by the office staff being visited to gain access and egress via Core 3.

2.2.2 Cycle/Scooter parking

An access-controlled Cycle Entrance is located next to the North Entrance (shown in Figure 3 below). Cyclists will travel down a slope with a gradient of approximately 1:10, which is considered acceptable for a cycle ramp, into the cycle storage area on the mezzanine floor.

Cycle and scooter users that cannot traverse a 1:10 gradient can enter via the North Entrance and make use of the lift (Core 5) to enter the cycle storage area, as shown in Figure 3. Shower and changing facilities (at Level 00) are similarly accessed via Core 5.

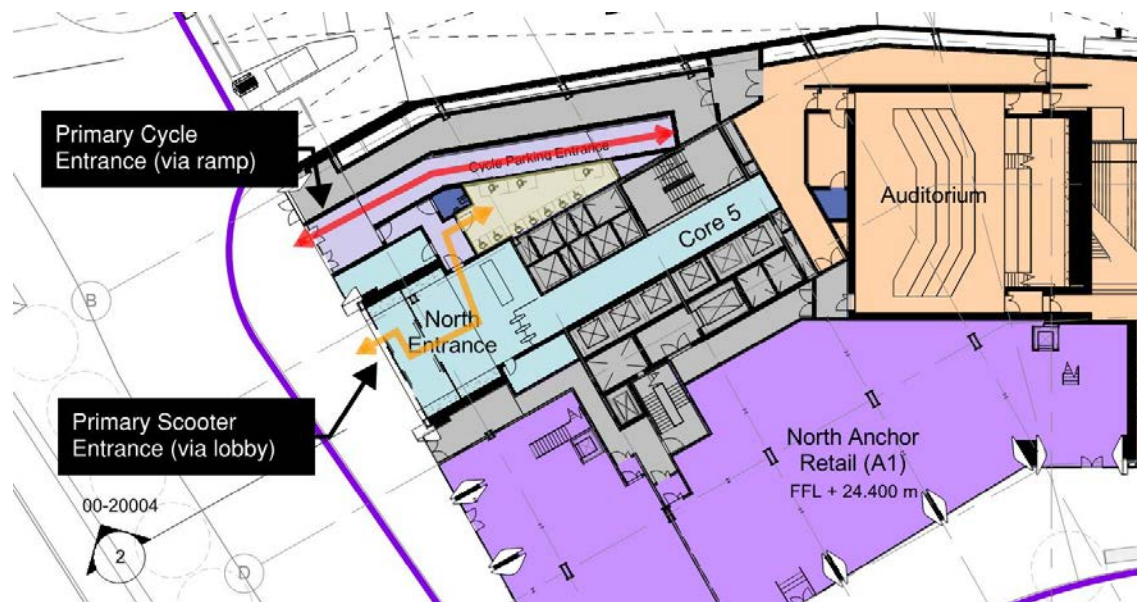


Figure 3: Plan showing access arrangements from Goods Way to the accessible cycle and scooter parking facilities on the mezzanine level below

Scooters and hand propelled tricycles for disabled people will be accommodated in a store located in the lobby of the North Entrance.

This storage area contains parking and charge points for electric scooters and indoor wheelchairs to allow users to transfer from one to another and charge the one that remains behind.

2.3 Entrances

The Zone A Building is located along the existing King's Boulevard which slopes upwards from King's Cross Underground station in the south to Goods Way at the north. The change in level along the Boulevard is approximately 7 metres from the lowest to the highest point (south to north).

Figure 4 (below) indicates the principal entrances to the southern half of the building and Figure 5 (below that) indicates entrances to the northern half. Since the street level changes, rising to the north, these entrances are on different levels of the building.

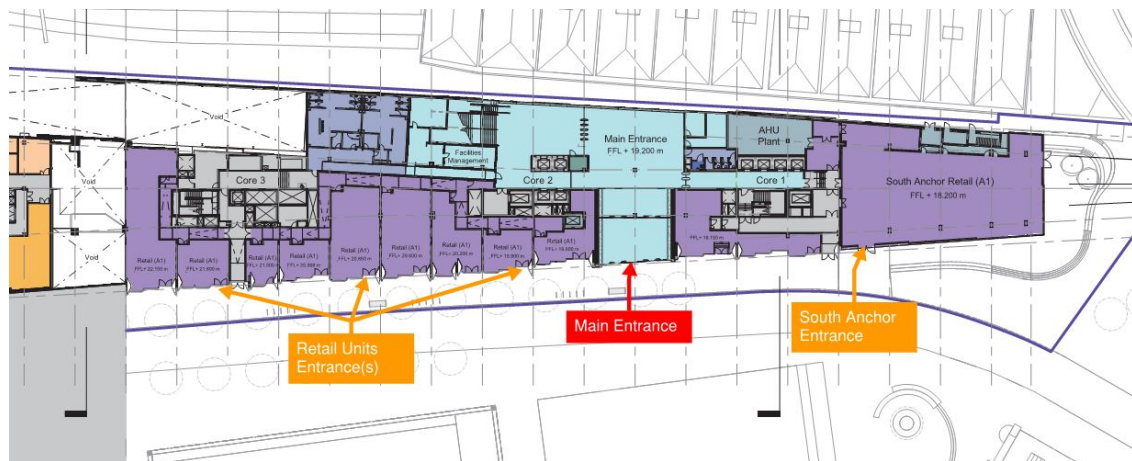


Figure 4: Level 00 southern plan indicating the location of Office entrances (in red) and retail entrances (in orange)

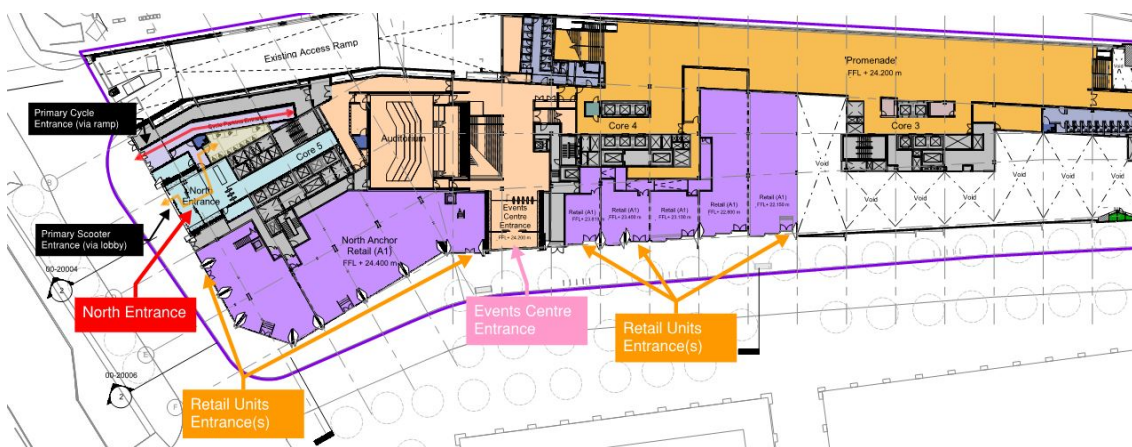


Figure 5: First floor northern plan indicating the location of Office entrances (in red), the Events Centre Entrance (in pink) and retail entrances (in orange)

There are two office entrances which respond to the anticipated desire lines of staff and visitors and provide convenient connections to the different functions and spaces within the building. The Main Entrance is located towards the southern end of King's Boulevard, near one of the entrances to King's Cross Underground Station (beneath Building B2) at 19.20m Above Ordinance Datum (AOD), while the North Entrance is located on Goods Way at 24.20m AOD. Between these two office entrances, towards the northern end of the building, is the ancillary Events Centre Entrance, at 24.20m AOD. The Cycle Entrance, as discussed in the previous section, is located next to the North Entrance, at 24.4m AOD.

The entrances to the retail units along King's Boulevard follow the levels and contours of the existing Boulevard which were set within the Outline Planning Permission to deliver an accessible landscaped slope. The retail frontages will provide a varied arrangement of entrances and window displays which will be subject to sufficient visual signals (retail displays and lighting), along with sandstone paving setts, which give a different tactile texture close to the glazed elements of the shop front, to avoid potential collision by people with visual disabilities.

Some of the retail units may span across a sufficient width to require a level change within. Where this occurs, one entrance may be stepped with another offering level access, but both entrances would carry equal importance within the hierarchy of entrances. Retail units in this kind of exposed location with the possibility of an increased wind pressure holding the doors closed may require automated entrance doors. The retail street is bookended by a North Anchor retail unit, which addresses Goods Way and Granary Square, and a South Anchor retail unit, which addresses Battle Bridge Place and King's Cross Station.

2.3.1 Main Entrance

The Main Entrance (anticipated to receive up to 80% of office workers and visitors) is located towards the southern end of the Boulevard at 19.20m AOD. Sliding entrance door-sets will allow large numbers of people to access the reception area without hindrance.

From the reception area, staff and visitors will primarily travel up (via stairs and escalators) to the 'Promenade' area located along the eastern edge of the building, on the First Floor at 24.20m AOD (see Figures 6 and 7 below). This is anticipated to be the main horizontal setting off point as users then select the appropriate vertical core to take them closest to their desired destination within the building.

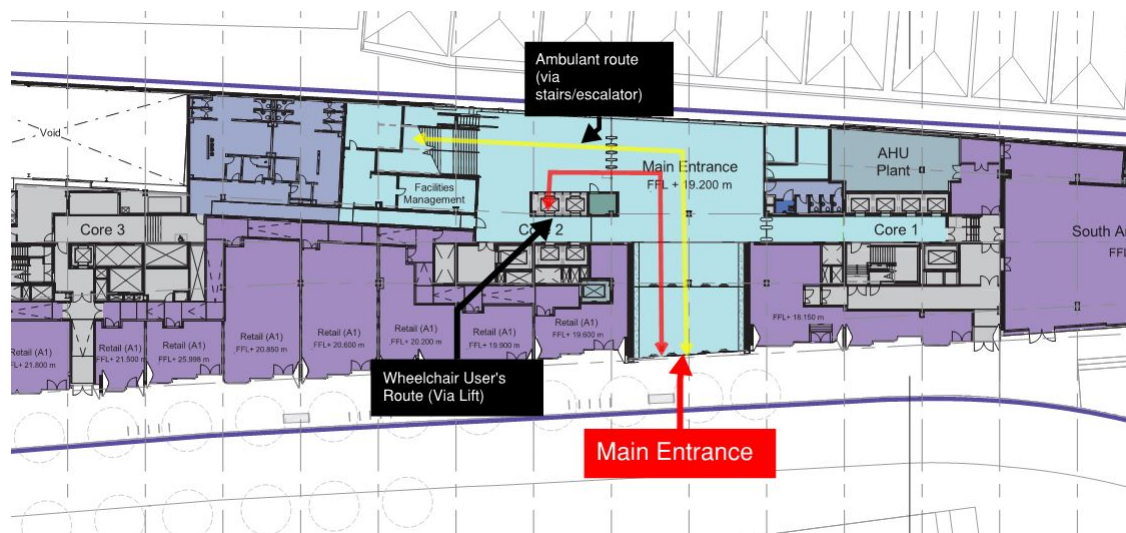


Figure 6: Plan showing access from the Main Entrance to the 'Promenade' on the level above

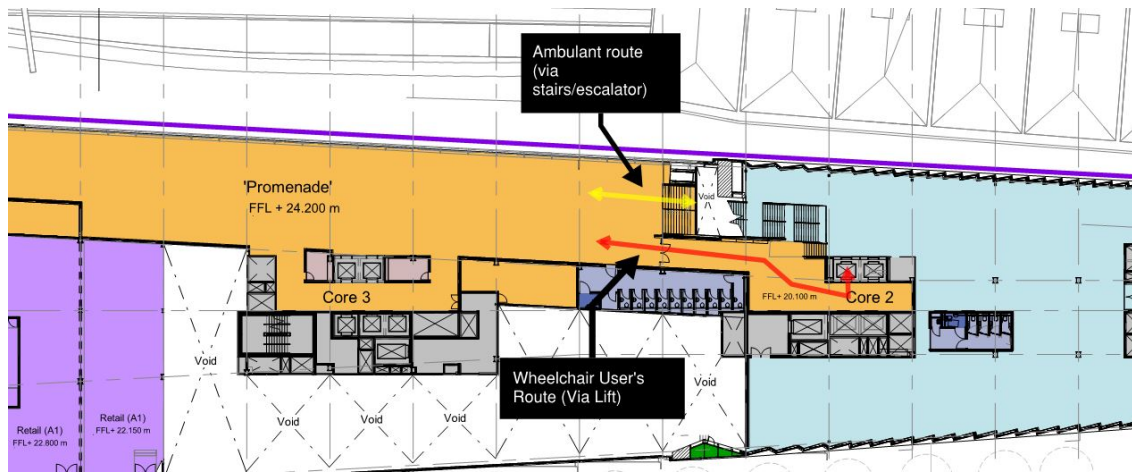


Figure 7: Arrival at the 'Promenade' level for wheelchair users and ambulant users

2.3.2 South Anchor Retail Unit Entrance

The South Anchor is located approximately 1 metre above the level of Battle Bridge Place. It is intended to provide a plinth level outside the South Anchor and provide stepped access onto the plinth, and to use the natural rising slope of the landscape to allow non-ambulant users to make the transition from Battle Bridge Place to the South Anchor entrance. The height of the Shared Service Yard in the basement below the South Anchor constrains the ability to provide level or more direct access. Many options for this transition were considered and the solution presented provides the most legible pathway and best gradient for wheelchair users (1:21+).

The South Anchor can also be accessed via the Main Entrance. In this event, ambulant users will make use of the stairs between the two levels, and wheelchair users will make use of a platform lift which appears from beneath the steps.

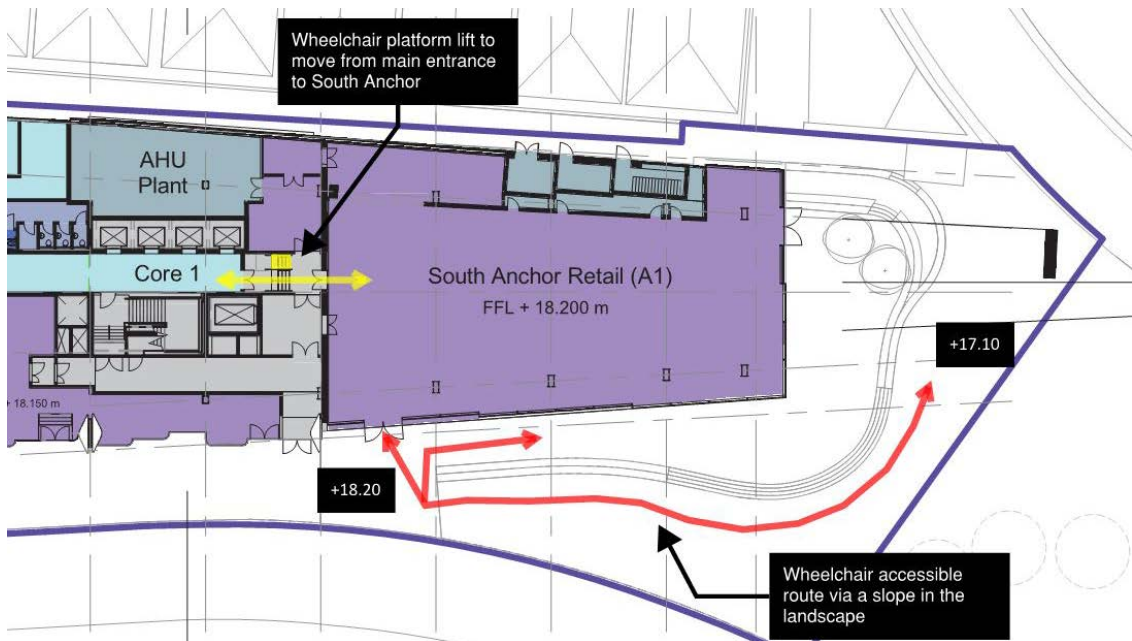


Figure 8: South Anchor Entrance arrival sequence and platform lift location

2.3.3 Events Centre Entrance

The Events Centre entrance is located towards the north of the building and directly accessed from King's Boulevard. The entrance from King's Boulevard is level and will be a lobbied sliding door arrangement with security barriers before the user gains access to the foyer area (see Figure 9 below).

2.3.4 North Anchor Retail Unit Entrance

The North Anchor has the potential to be divided into two units, and has four entrances. The corner of the street is 25.150 m AOD whereas the units have finished floor levels (FFLs) of 24.4m AOD Level entrances are located where the pavement drops down to the FFL (24.4m AOD), either side of the corner. Two further entrances are located closer to the corner, with steps down from the higher level (see Figure 9 below).

2.3.5 North Entrance

The North Entrance is a pair of sliding doors which leads to the entrance lobby. This entrance can accept both office workers and visitors (anticipated to be approximately 20% of those), and it is the primary entrance for disabled cyclists and deliveries (see Figure 9 below).

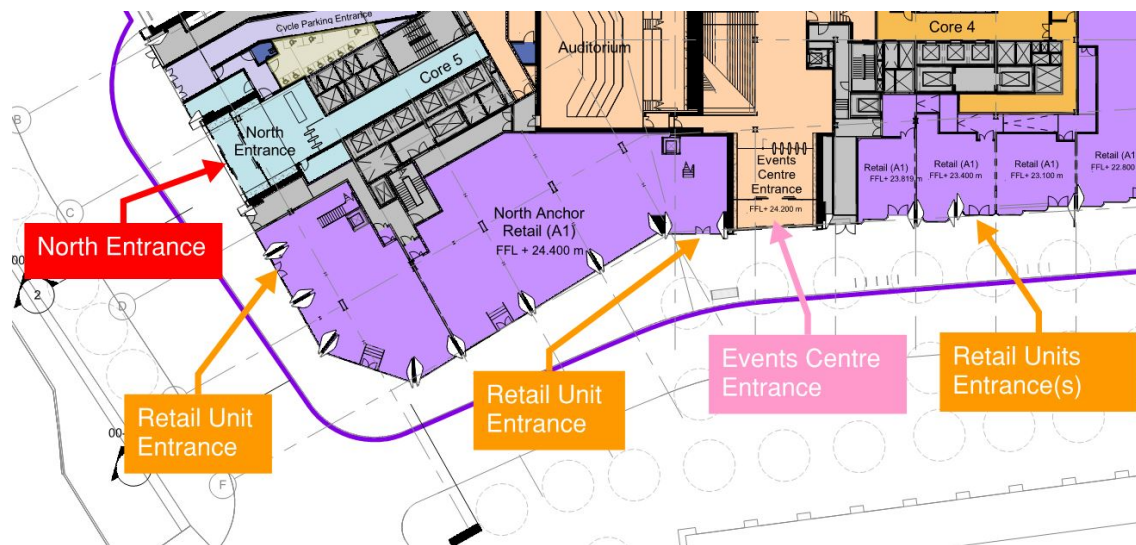


Figure 9: North end of the building showing the Events Centre, North Entrance and the North Anchor retail units

2.3.6 Entrance Doors

The main entrances will take the form of automatic sliding doors.

All entrances will provide level thresholds with the adjacent public realm, solid entrance matting and will be clearly articulated within the building facade.

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

2.4 Vertical Circulation

2.4.1 Passenger Lifts

The Zone A Building is served by five principle cores, referred to as Cores 1 to 5, distributed along a central spine from south to north. Cores 1, 3 and 5 have associated staircases and fire escape routes.

From the reception area of the Main Entrance, staff and visitors will primarily travel up (via stairs and escalators) to the 'Promenade' area located along the eastern edge of the building, on the First Floor at 24.20 m AOD (as shown in Figure 7 above). This is anticipated to be the main horizontal setting off point as users then select the appropriate vertical core to take them closest to their desired destination within the building.

The cores are well-located with relatively short travel distances horizontally.

Generally, Core 2 will not be available to those entering the Main Entrance as it would be overwhelmed by the volume of people. Staff and visitors will generally move to the Promenade area described above, using either the stairs or the escalator, and from there select the appropriate vertical core.

However, when required by a disabled office user or visitor, access will be provided to the reception side of the double-sided glass lift in Core 2, which will deliver them to the 'Promenade' area on the First Floor (see Figure 7 above). The lift will be a through-lift which means that it will generally be easier for a wheelchair user (straight in and out) and can accommodate longer mobility vehicles that can otherwise be difficult to negotiate through lifts.

2.4.2 'Promenade' Café Platform Lift and Ramp

The 'Promenade' Café on Level 2 has a change in level from the main floor level up to the level of the café of approximately 1050 mm, as it is located over the existing Access Ramp to the Shared Service Yard. This level change is navigated via a series of switchback ramps with a gradient of less than 1:20, and a platform lift located alongside a staircase (see Figure 10 below).

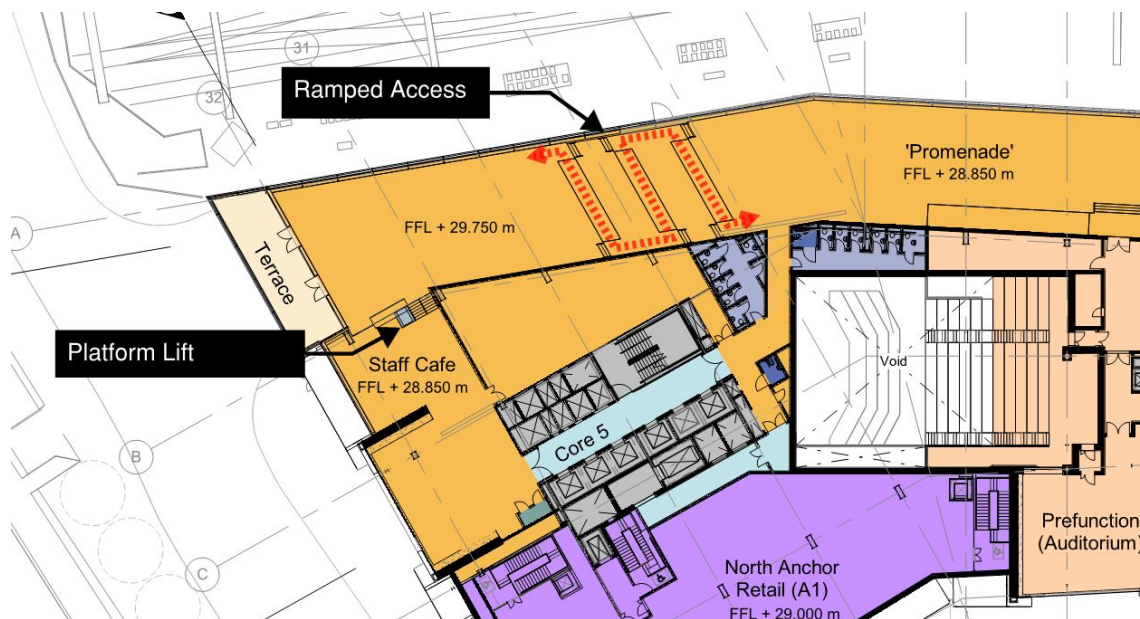


Figure 10: Second Floor Plan showing 'Promenade' Café Ramp and Platform Lift

2.4.3 Stairs

Staircases are located in Cores 1, 3 and 5. These extremely generous (2.4 metres wide) staircases are intended as fire escape and accommodation staircases (General Access Stair). In order to encourage their use, the stairs have been given a clear connection to the main office cores with varying degrees of glazing in the elevation walls inside the main cores.

Circulation and accommodation stairs within the cores will meet Part K and Part M of the Building Regulations and BS8300:2010A guidelines for use by people with ambulant and visual disabilities.

2.4.4 Diagonal Staircase

Central to the design of the building is a 'Diagonal Staircase', which runs diagonally up through the whole building from first floor to the roof (accessed from ground floor via the 'Promenade'). This provides continuity and a visual connection vertically through the building.

This staircase will provide a main thoroughfare for the building users, but also seating and resting opportunities to facilitate informal meetings and discussions.

The staircase is extremely wide – up to 4 metres in most points - and this will be divided with a handrail to define two halves. One half is intended to be for circulation, and the other would accommodate seating and meeting opportunities.

Because there are potential dangers from long flights of continuous stairs, the allocation of seating/stair use alternates approximately every three flights as the Diagonal Staircase rises through the building, as illustrated in Figure 11 below.

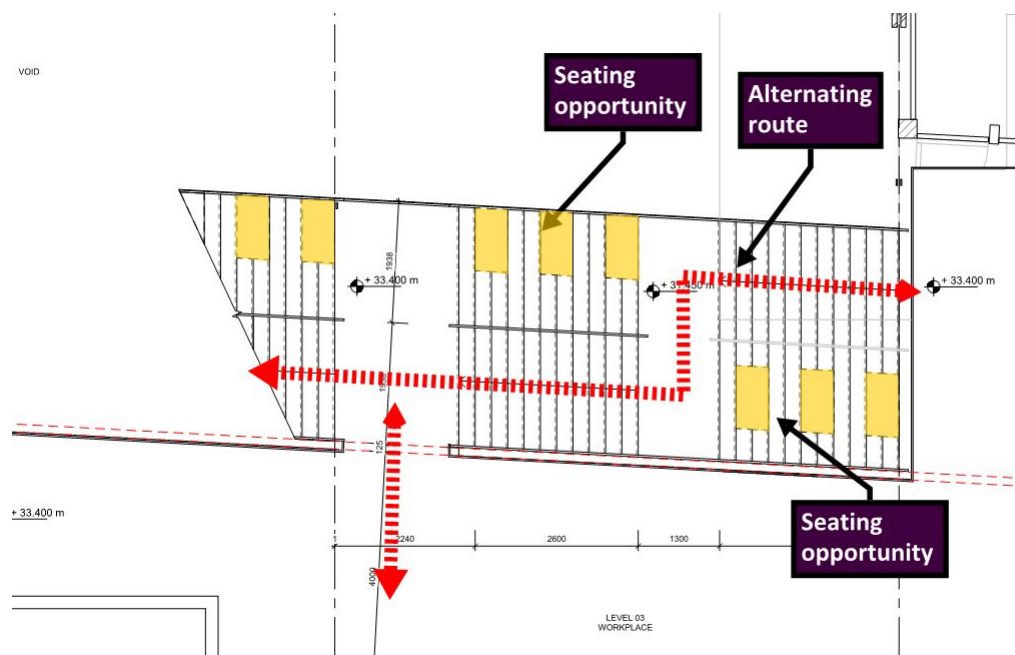


Figure 11: Plan Illustrating the Alternating Seating and Circulation Arrangement along the Diagonal Staircase

Particular care will be taken with this staircase to clearly signal the change in direction, the nosings, the handrails and the seating opportunities.

During design development, the following features of the Diagonal Staircase were agreed with Building Control in the form of an exchange of emails:

- **Landing Depths:** Intermediate landings are not the 'width of the stair' but less than this. It was agreed that this is satisfactory as building regulations require a landing of 1200mm in length as a minimum and these stairs meet this requirement.
- **Handrail Division:** It was agreed because this is an office building that the stair could be 2000mm between the inner face of handrails before an additional central handrail is required. This meets Part K of the building regulations. The first flight from Level 1 to 2, and the last flight from level 11 to the roof have a different rise/going to the main body of the stair, which is otherwise consistent. This was felt to be acceptable because this is an office building and the flights are sufficiently distant from each other and users are unlikely to use the staircase from top to bottom of the building.
- **Tread/Stair/Handrail Orientation:** The stairs are set at an angle of 87 degrees to match the grid of the building. I.e. there is not a perpendicular relationship between the direction of travel and the steps. This did not attract any adverse comments.

More detailed proposals for materials and visual treatment of the stairs will be brought forward during the Building Control process.

2.4.5 Events Centre Staircase

The Events Centre staircase allows the audience to move from the entrance along King's Boulevard to the level below which contains the 'Town Halls' and supporting events/circulation space

This staircase will have an 1800mm wide section which is designed to provide circulation. It will have a further large "V" section which is intended to provide sitting and meeting opportunities (see Figure 12 below).

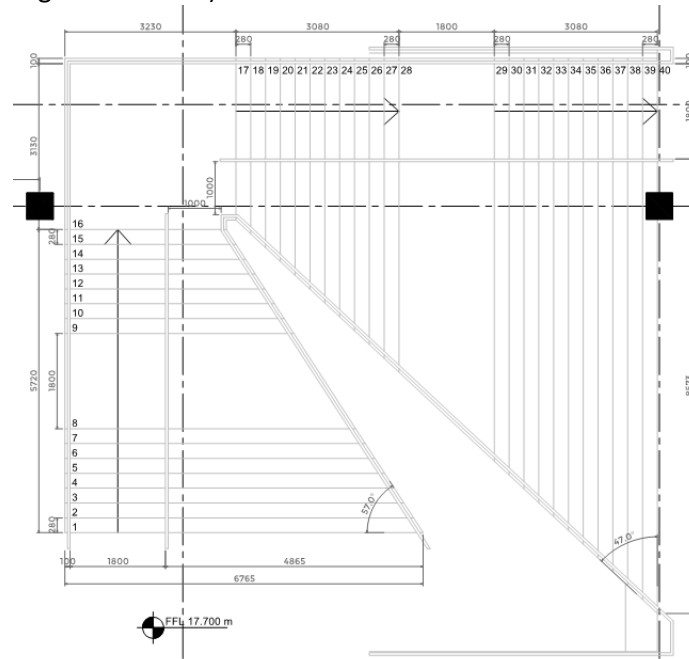


Figure 12: Plan showing the Events Centre staircase

Particular care will be taken with this staircase to clearly signal the change in direction, the nosings, the handrails and the seating opportunities.

The areas underneath this staircase and the staircase leading from the entrance to the level above will be protected to meet Part K and avoid any potential collisions.

2.4.6 Cycle Ramp

Cycling is an integral part of the 'healthy workplace' culture of the intended office occupier, Google. Therefore, generous cycle storage and changing, shower and locker facilities will be provided to encourage staff to cycle to work.

As noted previously, cyclists will use either the dedicated Cycle Entrance or the adjacent North Entrance to access the cycle store on the mezzanine level (Level 00M, see Figure 13 below).

Entering through the Cycle Entrance at +24.20m AOD, a cycle ramp slopes down to the cycle store, which sits at +20.75m AOD. The ramp is designed to be cycled and will have a gradient of approximately 1:10. These are not intended as pedestrian ramps, but effectively an internal

road which provides access to the cycle parking area only. This approach has previously been discussed and agreed with Camden Building Control.

Direct connection between the cycle store and Core 5 is provided for convenient access to other parts of the building.

Among the facilities provided for cyclists (and indeed other staff) are changing and shower rooms and toilets, including an accessible shower room and WC of 2400mm by 2500mm (see Figure 14 below), located at Level 00 (below the cycle storage area at Level 00M).

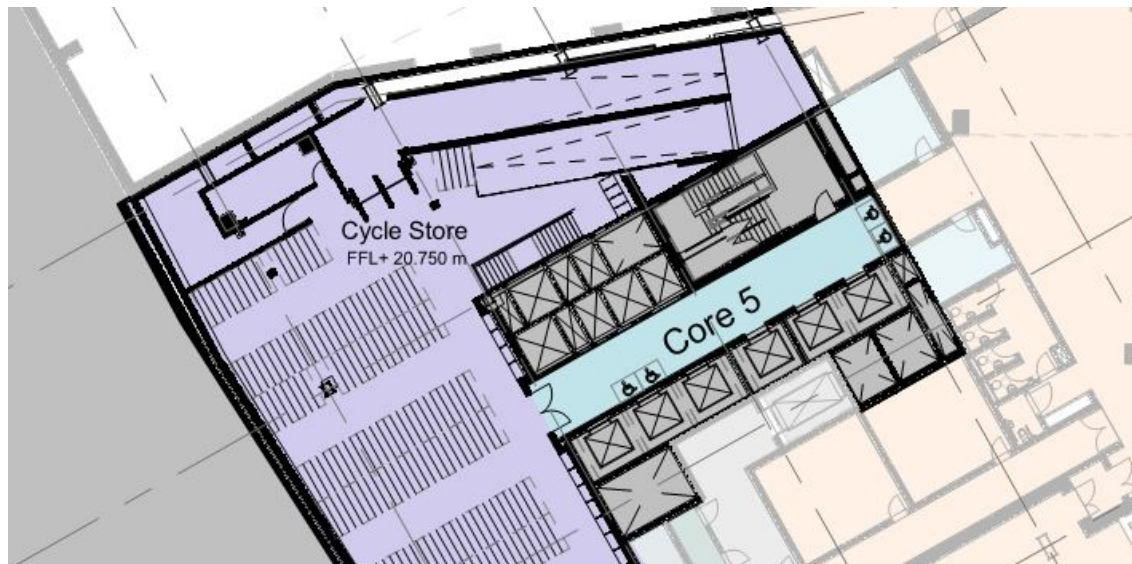


Figure 13: Plan showing Cycle Storage Area at Level 00M

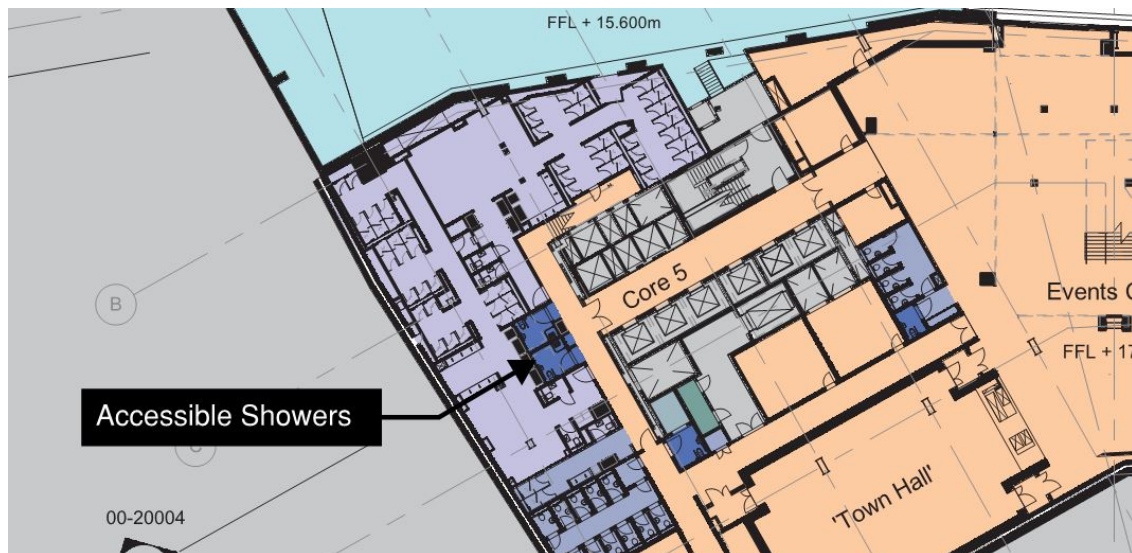


Figure 14: Plan showing Cycle Shower and Change Facilities at Level 00

2.5 Internal Doors

All doors within the office areas will provide a minimum clear opening width of 800mm and will be provided with visual manifestations where glazed, and/or vision panels where solid and on an access route.

There may be a number of back-of-house/plant/service doors which necessarily have individual opening widths of less than 800mm per leaf but which are suited to their primary function.

2.6 Floor Finishes

Floor finishes will be further defined as a part of the Building Control process.

2.7 Sanitary Accommodation

2.7.1 Accessible WCs

Accessible toilets are distributed across each level, with each level offering a choice of right and left hand transfer (as opposed to alternating on each floor).

Typical WC arrangements are illustrated in Figure 15 below.

On the northern section of the upper floors there are areas where the total travel distance to an accessible WC may exceed 40 metres. However, the floor plate is open in its nature with few impediments to reaching the WC and subject to this remaining the case, it is generally agreed with Camden's Access Officer.

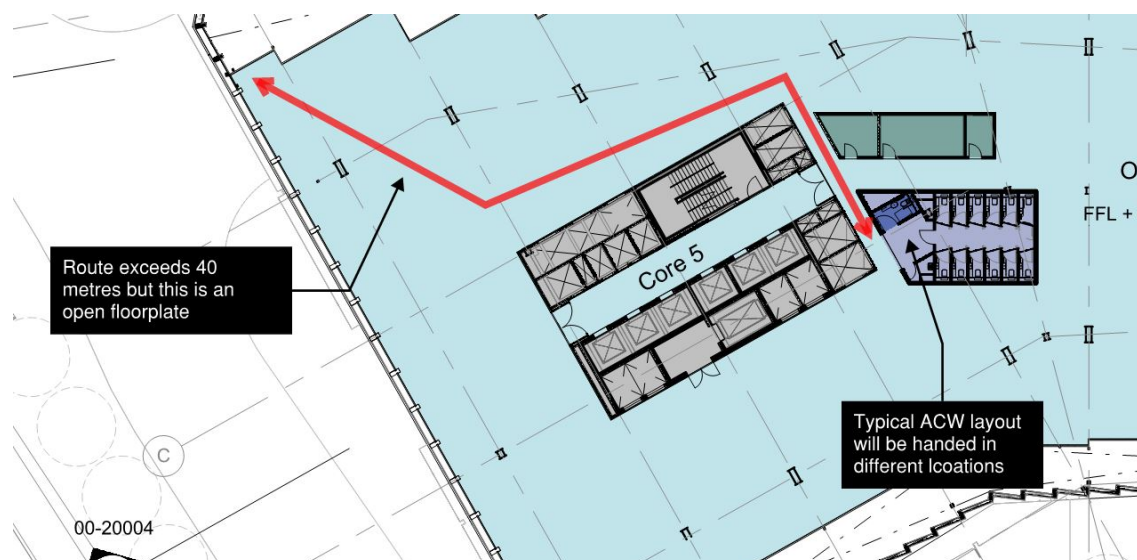


Figure 15: Typical AWC Distance and Core Layout

In all other areas an accessible WC is always included as a part of the main WC accommodation.

Both the Main Entrance and North Entrance reception areas have an accessible WC as close by as possible.

All toilet accommodation will comply with Part M of the Building Regulations and BS8300:2010A in terms of layout requirements, materials and finishes.

To improve circulation through the core areas, the majority of accessible WCs have been provided with inward opening doors. These cubicles have been enlarged in accordance with the guidance in BS8300:2010 to accommodate the door swing. Emergency escape hardware has been specified for the doors to be used in the event of someone falling against the inside of the cubicle.

2.7.2 Showers

Accessible toilet/showers are increasingly in demand by office staff. Six such facilities are therefore provided throughout the Zone A Building in association with other shower facilities, specifically within:

- the cycle shower and change facilities at Level 00;
- the gym changing area at Level 10; and
- the Swimming Pool Changing area at Level 9.

The facilities have been designed to meet Part M accessible shower/WC layouts and will be available for use at all times. A typical layout (taken from the swimming pool facilities) is shown in Figure 16 below.

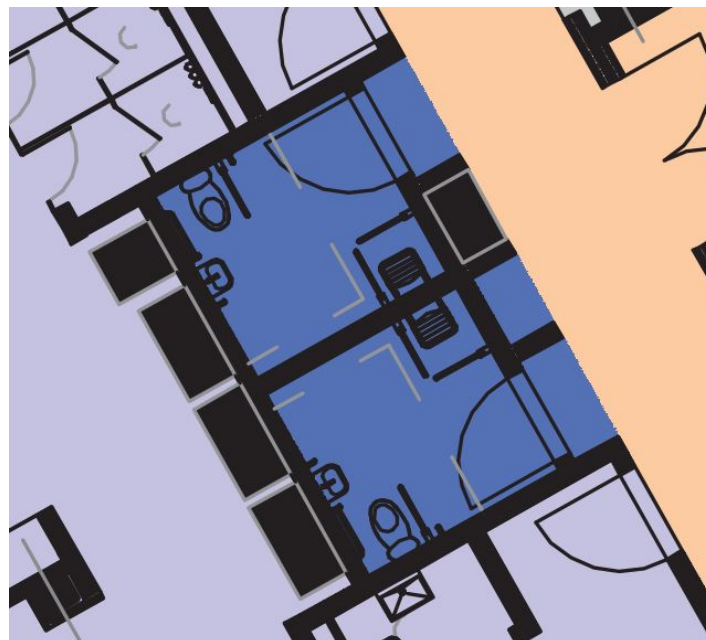


Figure 16: Typical Layout of Accessible WC and Shower Facility

2.8 Escape Arrangements

Areas of refuge have been provided at all levels within the core designs associated with escape evacuation lifts. Management procedures will be put in place by the occupier and building management team 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.

In all instances where platform lifts exist there are alternative level access routes or the fire fighting lift.

Staff will be suitably trained to assist disabled people and to assist with use of evacuation chairs where provided.

Operator 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.

2.9 Special Facilities

The nature of Google UK's operation is such that it brings together a number of ancillary uses that support the office functions, ensure the health and wellbeing of staff and foster the innovation and creativity that defines the organisation. These uses include the Events Centre and recreational facilities such as gyms, swimming pool and roof terraces. Specific requirements and features relating to the accessibility and inclusivity of these spaces are detailed below.

2.9.1 Events Centre/Auditorium

Access to the Events Centre will be from a dedicated Events Centre Entrance on King's Boulevard. A dedicated lift moves between the entrance level and the 'Town Halls' below and auditorium above (see figures 17 and 18 below).

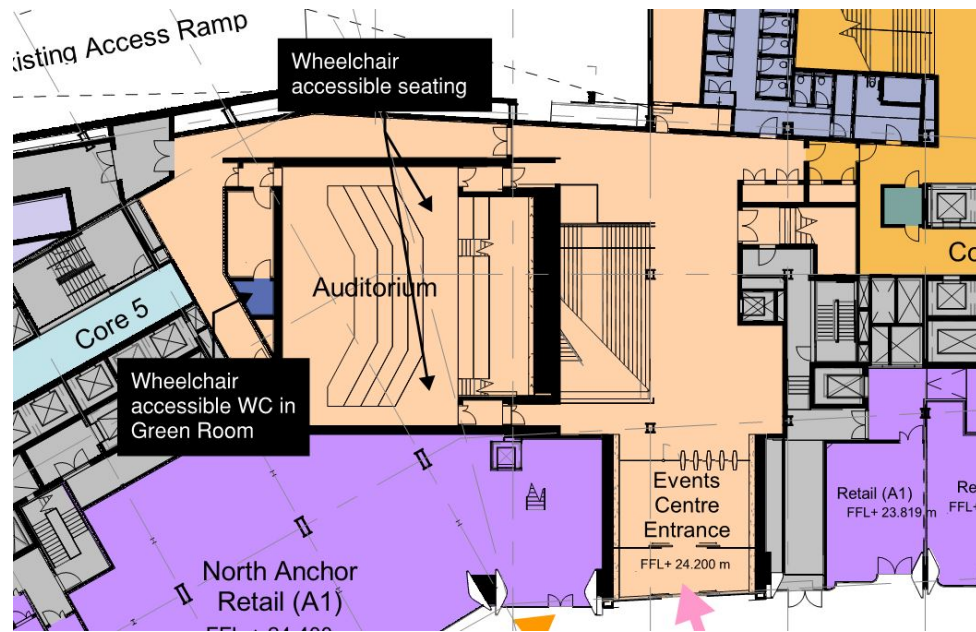


Figure 17: First Floor Plan showing the lower level of the Events Centre Auditorium

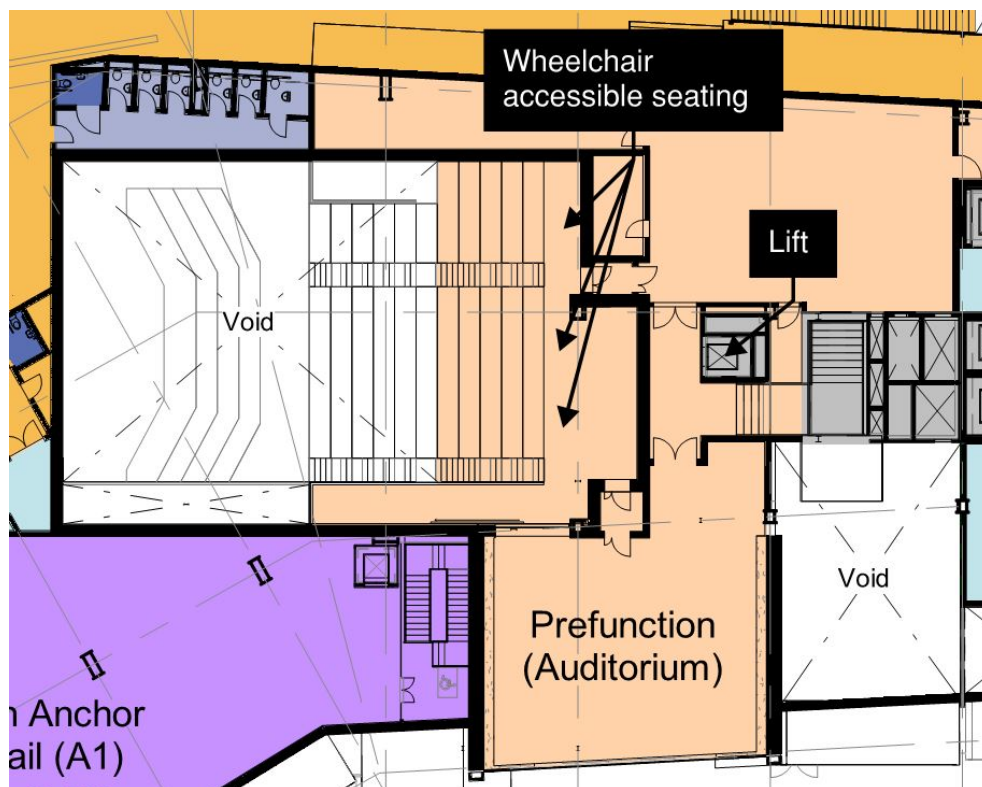


Figure 18: Second Floor Plan showing the upper level of the Events Centre Auditorium

As shown in Figures 17 and 18 above, the auditorium is arranged over two levels with raked seating and internal stairs run alongside the seating. The auditorium will be mainly accessed

from the Events Centre foyer (level access from the King's Boulevard). There is level access from the rear of the auditorium direct to the stage level.

The green room of the auditorium has accessible WC facilities, and there is a level stage format, which means that the usage of the auditorium will be extremely flexible for a wide range of disabled people. The Events Centre auditorium will have flexible seating arrangements to accommodate wheelchair users throughout the space. The specification of such seating will form part of the fit-out of the building. However, it is envisaged that it will include flexible seating designs that will allow for individual or group removal to accommodate a minimum of 6 integrated wheelchair users or larger groups of wheelchair users sitting together.

The auditorium will be fitted with communications devices to assist people with hearing disabilities. The specification of this system will be determined as part of the fit-out of the building.

2.9.2 Roof

The roof follows the contours of the building and steps down from the highest point at the north (Level 12) to the lowest point at the south (Level 7).

As shown in Figure 19 below, the roof will be extensively landscaped, to provide a green amenity space for building users. The design comprises four main character areas, known as the 'Plateau' (at the top/north), the 'Fields', the 'Gardens' and the 'Headland' (bottom/south).

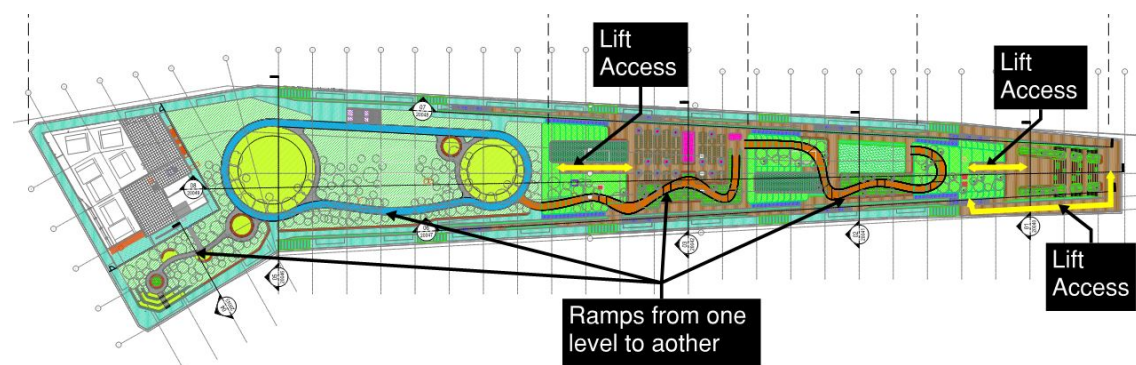


Figure 19: Plan Showing Accessibility Details of the Roof

2.9.2.1. Stairs

As stated above, the roof comprises a series of terraces which reflect the changes in level illustrated below. These are connected by, lifts, ramps and stairs.

The stairs are external and will meet the requirements of Part M.

The roof provides several sections of ramped access over large areas of the landscaped area. Detailed development of the ramps is taking place, but Figures 20 to 22 below illustrate a gradient check to ensure that a gradient no worse than 1:15 (and sometimes better) can be achieved. The gradients will often be better than those shown in this check as the centreline of the ramp can be taken. The ramp will be a minimum of 1800mm wide (and probably wider than 2000mm in most areas) to allow passing on the slope, and for those who have stopped on the platforms to enjoy views.

[illegible]

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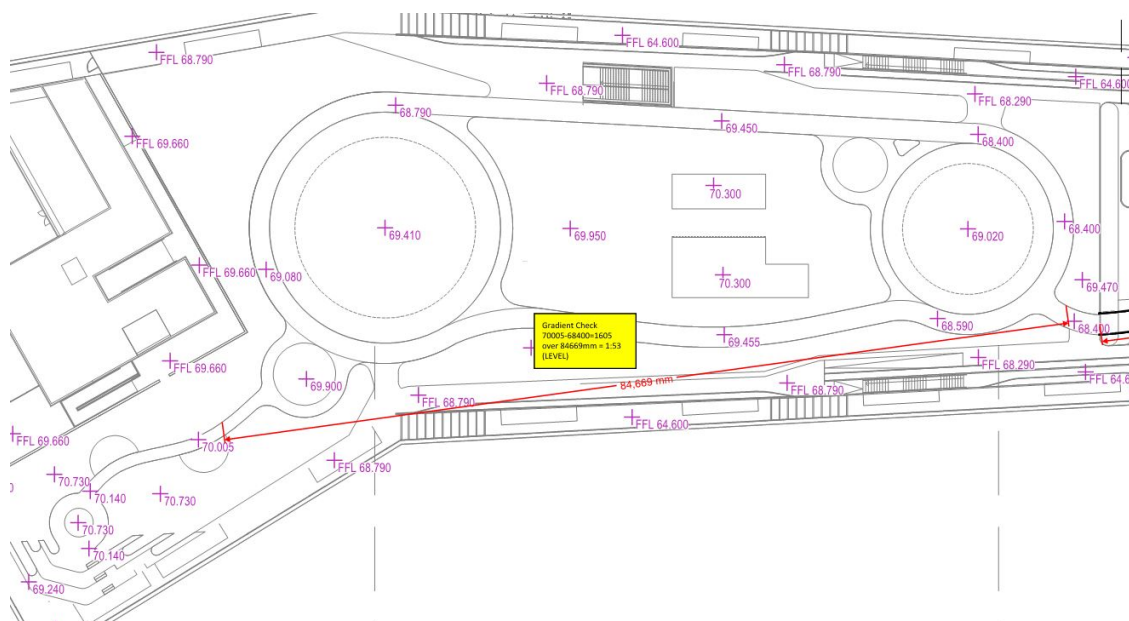


Figure 22: Plan Showing Ramp Gradients for the Northern Section of the Roof

Figure 23 below shows the access to both levels of the 'Headlands', via the Core 1 lifts on Level 7 and Level 8.

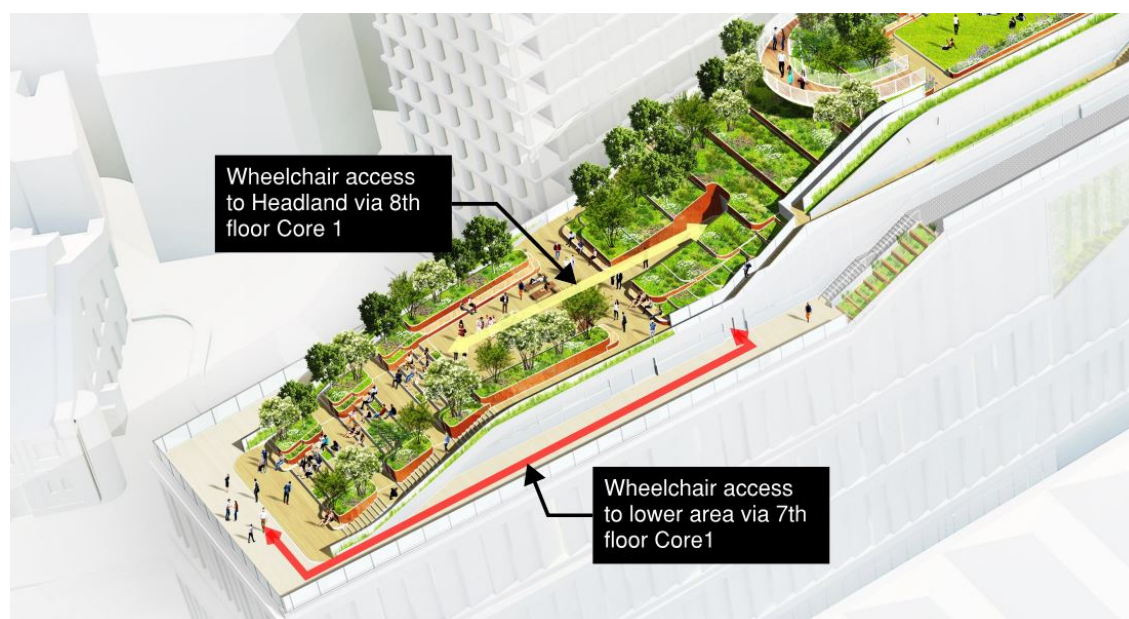


Figure 23: Render showing access to Headlands

Figure 24 below shows the access to the 'Fields' and the 'Plateau' via the 'Gardens' level, which is accessed via the Staff Café and Core 4.

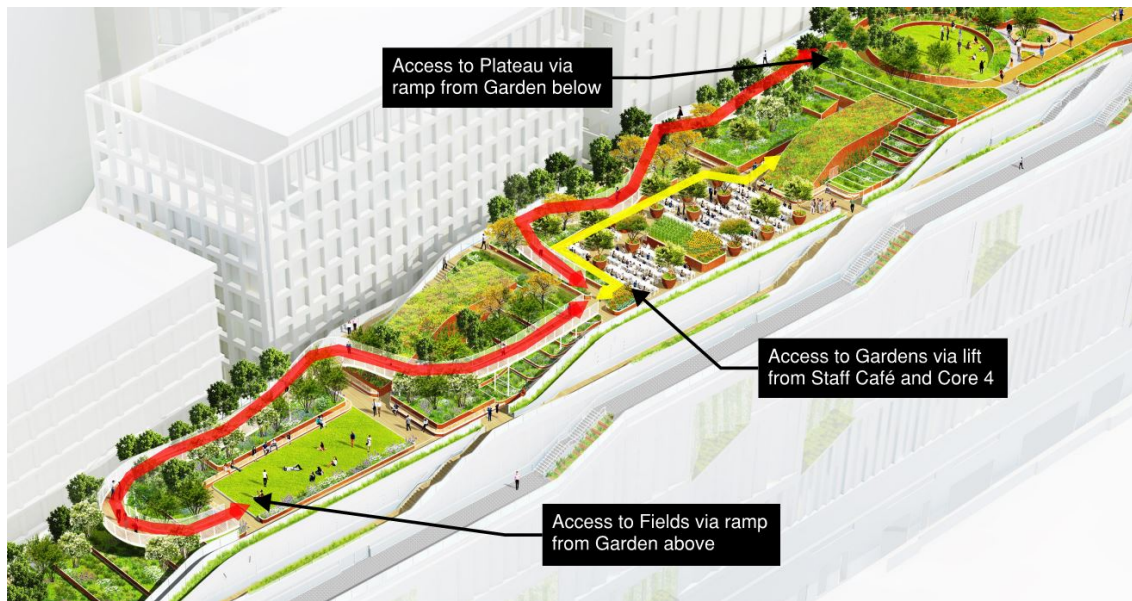


Figure 24: Render showing access to Fields, Gardens and the Plateau

2.9.3 Swimming Pool

A swimming pool is located on the 9th floor. Accessible changing /shower facilities have been provided at poolside, illustrated in Figure 20 below.

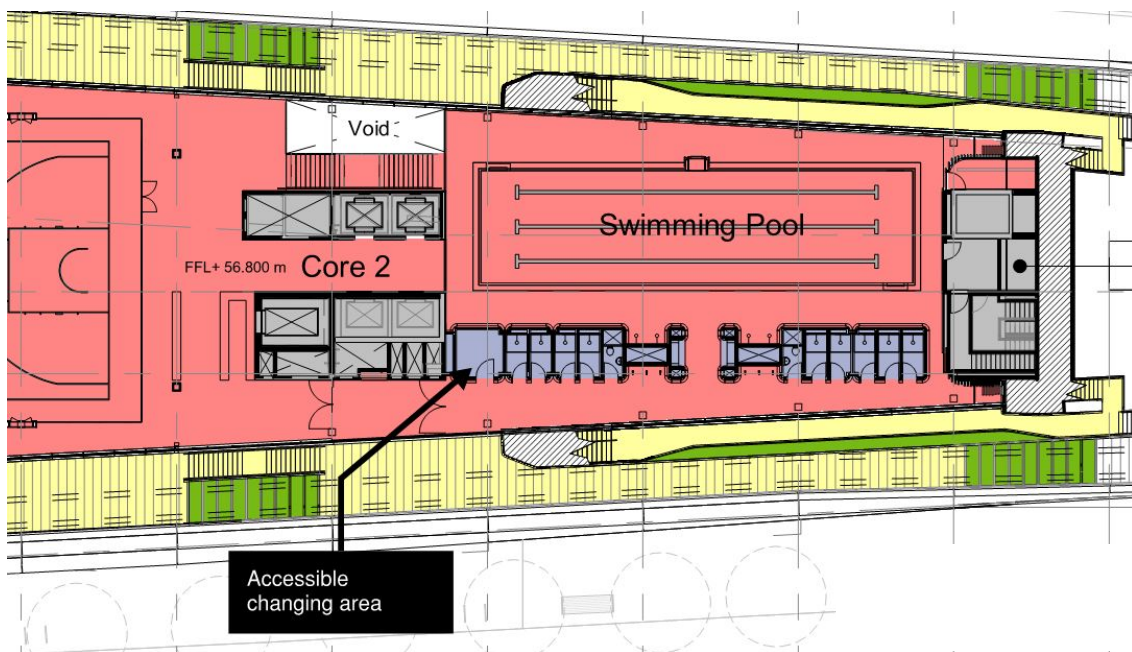


Figure 20: Level 9 Plan Showing the Swimming Pool and Accessible Changing Area

A hoist system for disabled users will be provided to access the pool. At this stage it is envisaged to be the 'pool pod' which has been successfully utilised at the London Aquatics Centre, illustrated in Figure 21 below.

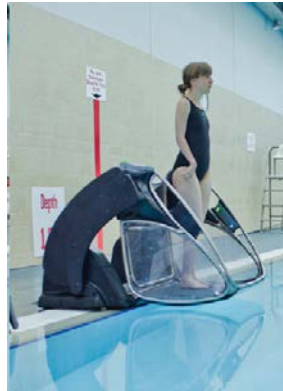


Figure 21: 'Pool Pod' Disabled Entry System Proposed for the Swimming Pool

2.9.4 Gym Facilities & MUGA

While no specialist facilities are required for the MUGA, the Gym(s) will have equipment suitable for use by disabled employees and any treatment/sauna/steam facilities will be accessible for those with mobility disabilities.

2.10 General Details

Details of the following areas and how they will be made accessible shall continue to be developed in Stage 4:

- decoration
- lighting (high frequency tubes where used)
- service counters – food offering details
- 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 the occupier/building management team 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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