

Access & Inclusivity Statement

**Building H & Associated Public Realm
(including Granary Square)**

King's Cross Central General Partner Ltd

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King's Cross

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Appendix A

Management Issues

1.0 Introduction

This Statement has been prepared to support two Reserved Matters submissions; namely 1) Building H and associated public realm; and 2) Granary Square, both within the King's Cross Central ('KXC') development. Specifically, the document responds to, and seeks discharge of in relation to the proposed building and public realm, 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.

Granary Square is located immediately north of the Regent's Canal, forming part of the historic Eastern Goods Yard (EGY), the 'heritage heart' of the King's Cross Central (KXC) development. The location of Granary Square and the Reserved Matters submission boundary are shown on submitted drawing TOWN279.2.02(08)5010. Details for Granary Square and Stable Street were included as part of the Reserved Matters approval for the EGY (ref. 2007/5228/P), approved on 8 April 2008. Granary Square was largely completed in 2012, and it has since become an exceptionally popular and well-used public space, along with the Ghat Steps which face the Regent's Canal. A further Reserved Matters approval in 2014 for the Fish and Coal Building (ref. 2014/5272/P) includes details for the remaining area of public realm and the service route off Stable Street to the Coal Drops Ramp, located in the south-west corner of the square.

The Granary Square submission proposes revised landscaping details for parts of Granary Square and Stable Street (areas included in both the EGY and Fish and Coal Reserved Matters submissions), in order to pedestrianise Granary Square and the bridge connecting Granary Square to Goods Way (Bridge BR1). Granary Square and Bridge BR1 would become a shared surface for pedestrians and cyclists, and Stable Street would be terminated with a turning circle in the southwest corner of the square, with only controlled servicing and emergency vehicle access permitted past this point.

Building H is located in Development Zone H, in the southwest corner of Granary Square, within the northern part of the King's Cross Central (KXC) development. It is surrounded by significant historic buildings, with modern refurbishments and additions, including the listed Granary Building to the northwest, the Coal Drops Yard to the west and the Fish and Coal building to the south, with the Regent's Canal and Goods Way beyond this. The location of Building H and the Reserved Matters submission boundary are shown on submitted drawing PL0010.

The proposed development comprises the erection of a single storey building for A1/A3 use (retail/café), located at the Coal Drops Yard Level. The proposals also include public washrooms to the north of the retail unit, to serve users of Granary Square and the Coal Drops Yard development, and a public lift from Granary Square to Lower Stable Street. The building will provide a total floorspace of 209m² (GEA), of which 117m² is retail/café (A1/A3) space and 92m² is public washrooms. In the public realm, the proposed works will see the creation of a new area of public realm above

Building H which acts as an extension to Granary Square. The submission also seeks minor amendments to the landscaping approved as part of the EGY and Fish and Coal schemes, specifically, the integration of the new public realm above Building H into Granary Square, the introduction of seating steps between Granary Square and the Coal Drops Ramp, the addition of trees within Granary Square and the installation of timber platform benches and column lights along the Coal Drops Ramp.

Seating steps, a ramp and a lift provide access between Granary Square and Lower Stable Street. The project team has worked closely together with Camden Council and key stakeholders to create a highly accessible and inclusive environment.

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 H and associated public realm and Granary Square 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 landscape considerations are discussed where relevant, including interfaces between the street and entrance/thresholds, materials, routes, lighting, parking and street furniture.

This Access Statement is based on, and should be read in conjunction with, the submitted architectural and landscape drawings prepared by Bell Phillips Architects ('BPA') and Townshend Landscape Architects ('TLA') respectively, as well as the submitted Urban Design Report.

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, 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).

These criteria apply to current planning applications as much as they apply to reserved matters applications as the most current standards are generally employed in the reserved matters applications.

It is also necessary to observe reasonable functional and financial practicalities and to take into account the nature and use of the 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.

1.5 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, 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 the inevitable cost implication of this is reduced to a minimum.

1.6 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 presented to and discussed with the King's Cross Design and Access Forum at a meeting held on the 5th June 2017. These meetings have been developed as a method of ensuring that there is adequate user input into the design development process.

Issues raised at this meeting have been noted and where possible, incorporated into the scheme, for example:

Issue	Response
Signage for the public WC will need to indicate that there is an accessible WC and a baby change as well as other WCs	Signage will make this clear.
The lift will need signage to ensure that it is clearly perceived.	Signage will make this clear.
Will the windows have manifestation?	It is proposed that the windows will be assessed against the needs of Part M to provide manifestation.
Where will the lift be alarmed?	The lift will call to a central staffed control room on the estate and a response would be local. There will also be CCTV installed inside the lift.
What are the opening hours of the public toilets?	It is anticipated that the WCs will be open whenever Coal Drops Yard is open.
Is there a children's height basin?	A lowered basin will be provided adjacent to the accessible family WC, as shown on submitted drawing PL0016 and discussed in Section 2.7 below.
Can the team look at the baby change door to allow wheelchair access?	The baby change/family WC has been made accessible, as shown on submitted drawing PL0016 and discussed in Section 2.7 below.
The toilets are currently Male and Female – can there be one for people who do not identify as either of these?	A gender neutral WC will be provided, as shown on submitted drawing PL0016 and discussed in Section 2.7 below.
The changes to the square increase the ambiguity of the pedestrian/cycle area.	<p>A shared pedestrian/cycle surface is considered more appropriate than a demarcated cycle route, since cyclists are more likely to slow down in a pedestrian-priority area.</p> <p>This is discussed in further detail in Section 3.3 below.</p>
What is the gradient of the existing Coal Drops Ramp?	The existing gradient of the ramp is 1:16 which is steeper than current standards, but this is a historic ramp and alternative routes have been provided (such as the new lift that forms part of the Building H proposals). The ramp is also extremely wide and can be traversed at a gradient of approximately 1:20.
The seating options for benches were discussed and a preference for elements	This can be accommodated within the specific seating designs.

that have seating between 400-500mm above ground indicated.	
Do any of the seating options have arm rests and backs?	The seating steps at the top of the Coal Drops Ramp are in the form of a stack of elements, which provides a back to the seat below. Arm rests will be considered in the designs.
What form of lighting will there be? And how will it assist people with visual disabilities	A mixture of lighting from above (from the existing lighting masts and proposed column lights) and glare-free lighting of trees will produce a clear low-glare lighting solution, as discussed in Section 3.6 below

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

2.0 Building H Proposals

The Building H site is located in the southwest corner of Granary Square. It is surrounded by significant historic buildings, with modern refurbishments and additions, including the listed Granary Building to the northwest, the Coal Drops Yard to the west and the Fish and Coal building to the south, with the Regent's Canal and Goods Way beyond this. The location of Building H and the Reserved Matters submission boundary are shown on submitted drawing PL0010.

The proposed development comprises the erection of a single storey building for A1/A3 use (retail/café), located at the Coal Drops Yard Level and details of new public realm at Granary Square level. The proposals also include public washrooms to the north of the retail unit, to serve users of Granary Square and the wider Coal Drops Yard development, and a public lift from Granary Square to Lower Stable Street. The building will provide a total floorspace of 209m² (GEA), of which 117m² is retail/café (A1/A3) space and 92m² is public washrooms. A detailed description of the proposals is provided in the submitted Urban Design Report and shown in the submitted Drawing Package.

The KXC Parameter Plans and Revised Development Specification (2005) do not specifically identify Plot H as a location for a lift. However, the Access and Inclusivity Strategy submitted at the time of the outline planning application refers to measures which provide physical accessibility to people of all ages including those with disabilities. Such measures would include “carefully designed landscape proposals including... the provision of lifts and ramps where necessary.” At 1:16, the gradient of the Coal Drops Ramp does not meet current standards for wheelchair users. Although lift provision is provided within the Coal Drops Yard (at the northern end of the Eastern Coal Drops, within the ‘feature core’ located approximately half way down the Eastern Coal Drops, and within the Western Coal Drops), that Reserved Matters submission envisaged the provision of an additional lift to service the southern end of the development to provide a convenient, equally commodious alternative to the ramp.

Similarly, the Outline Planning Permission and associated S106 Agreement do not provide for a public washroom as part of plot H (or indeed the wider development). However, Granary Square has proven hugely popular with visitors and families, and has been used for a variety of outdoor events. Temporary facilities were therefore installed on plot H in 2014 to support users of the square and the wider development. Although the approved plans for the Coal Drops Yard include a public washroom at the northern end of the Western Coal Drops at yard level, it was envisaged that these would be supplemented by further facilities at the southern end of the development to ensure there is an adequate level of provision for the anticipated number of visitors to the retail and public realm and without being centred on one location.

In the public realm, the proposed works associated with Building H will see the creation of a new area of public realm above Building H which acts as an extension to Granary Square. The submission also seeks minor amendments to the landscaping approved as part of the EGY and Fish and Coal schemes, specifically, the integration of the new public realm above Building H into Granary Square, the introduction of seating steps between Granary Square and the Coal Drops Ramp, the addition of trees within Granary Square and the installation of timber platform benches and column lights along the Coal Drops Ramp. These public realm proposals are discussed together with the Granary Square public realm proposals in Section 3.0 of this report.

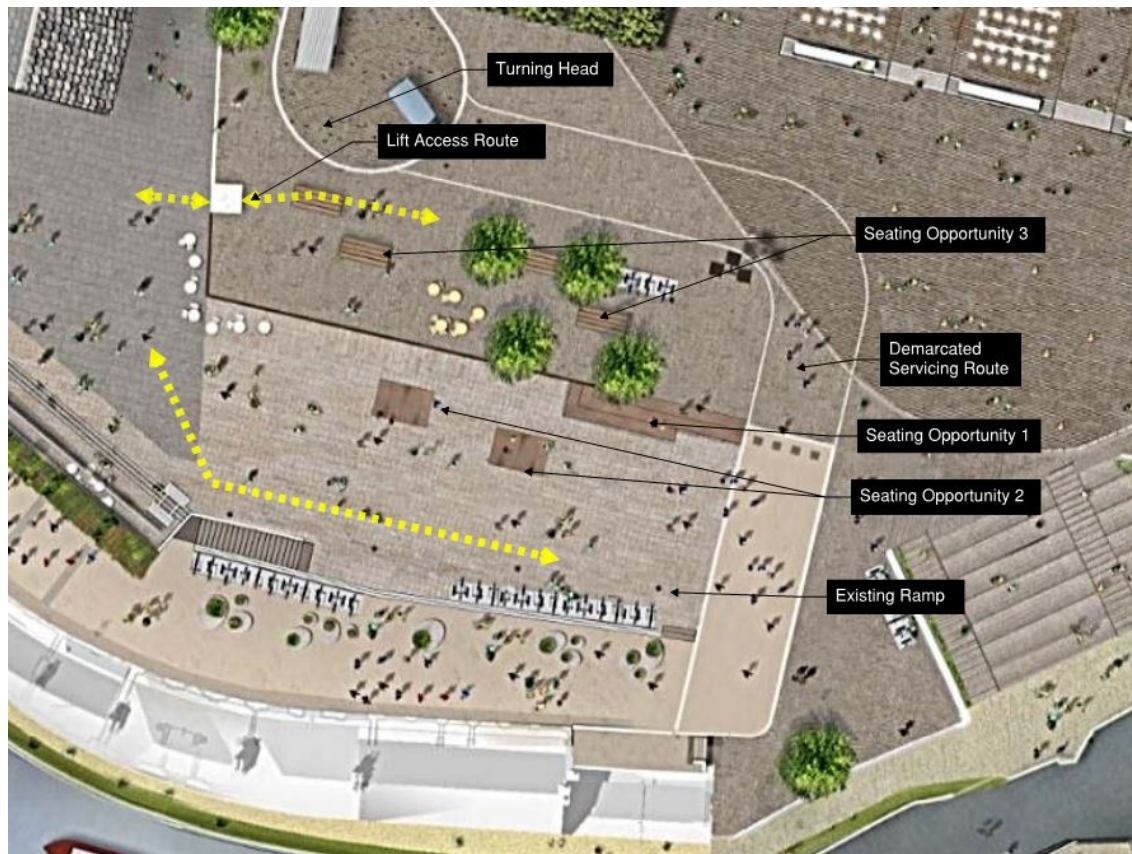


Figure 1: Plan showing public realm surrounding Building H

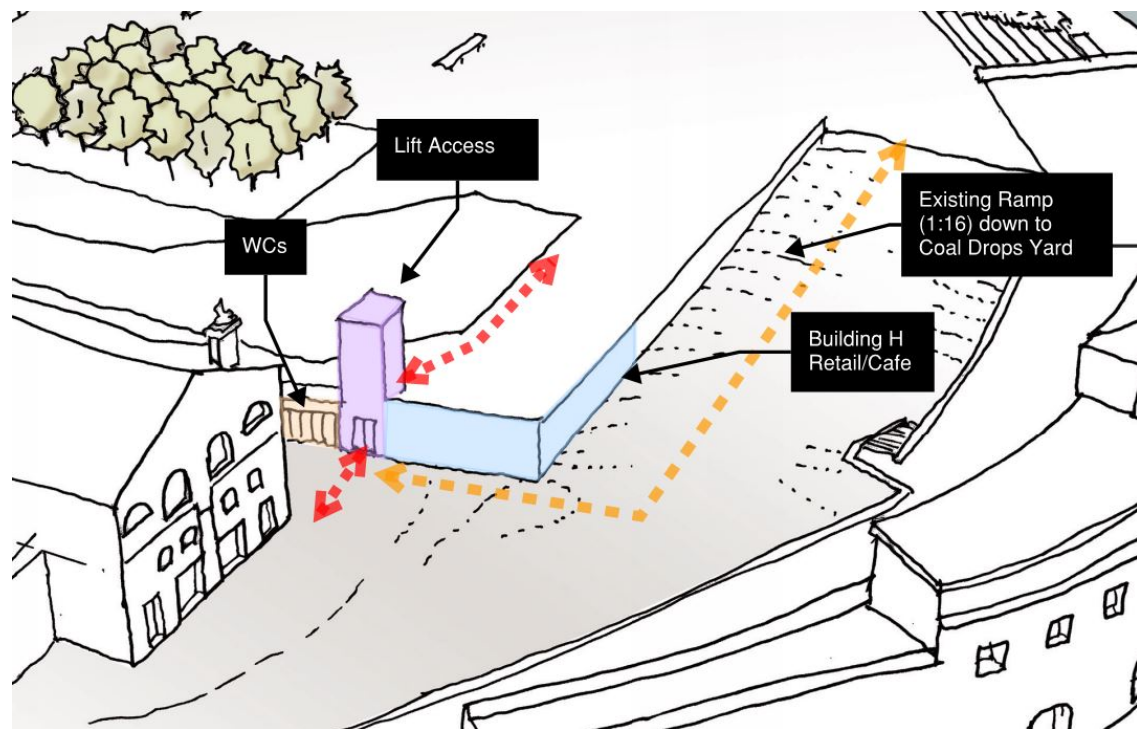


Figure 2: Illustrative image showing Building H circulation routes. Routes shown in Red are fully accessible, while routes shown in Orange involve a ramp of 1:16

2.1 Entrances and exits

Building H is a single-storey building that mediates two levels:

- **Granary Square/Stable Street Level:**

As shown in Figure 2, a lift shaft with an entrance door leading into the lift connects Granary Square to the level below. The lift door is clearly articulated in the architectural proposals for the scheme (see Figure 3), with a canopy to provide shelter from sun and rain. Clear signage will be provided on the lift shaft next to the door and as part of the KXC sitewide Wayfinding scheme.

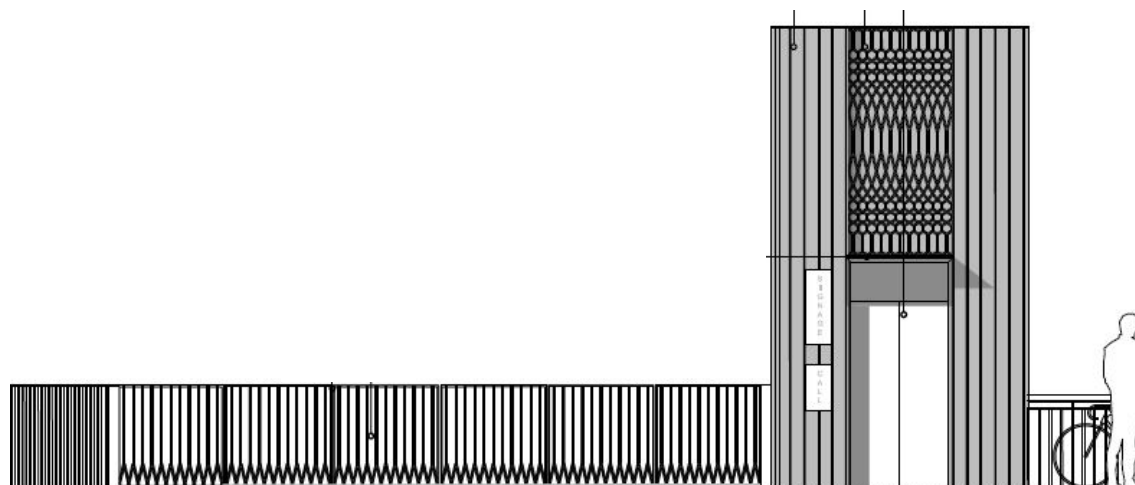


Figure 3: East elevation showing the lift shaft at Granary Square

- **Coal Drops Yard/ Lower Stable Street Level:**

At lower ground floor (illustrated in Figure 4 below) Building H comprises a retail/café area, the lower lift landing, and public washrooms, all of which have entrances located along the western façade (Lower Stable Street). Due to the existing level of Granary Square (approx. +24.375m AOD), the height of Building H below this is constrained, so the internal floor level has been sunk in order to provide a comfortable floor to ceiling height. The floor level of the WC and retail/café (+21.125m AOD) are therefore slightly lower than the external floor level (+21.250m AOD). This level change is addressed using a 1:21 slope for the public toilets, and will be addressed during the tenant fit-out for the retail/café unit to provide an acceptable slope.

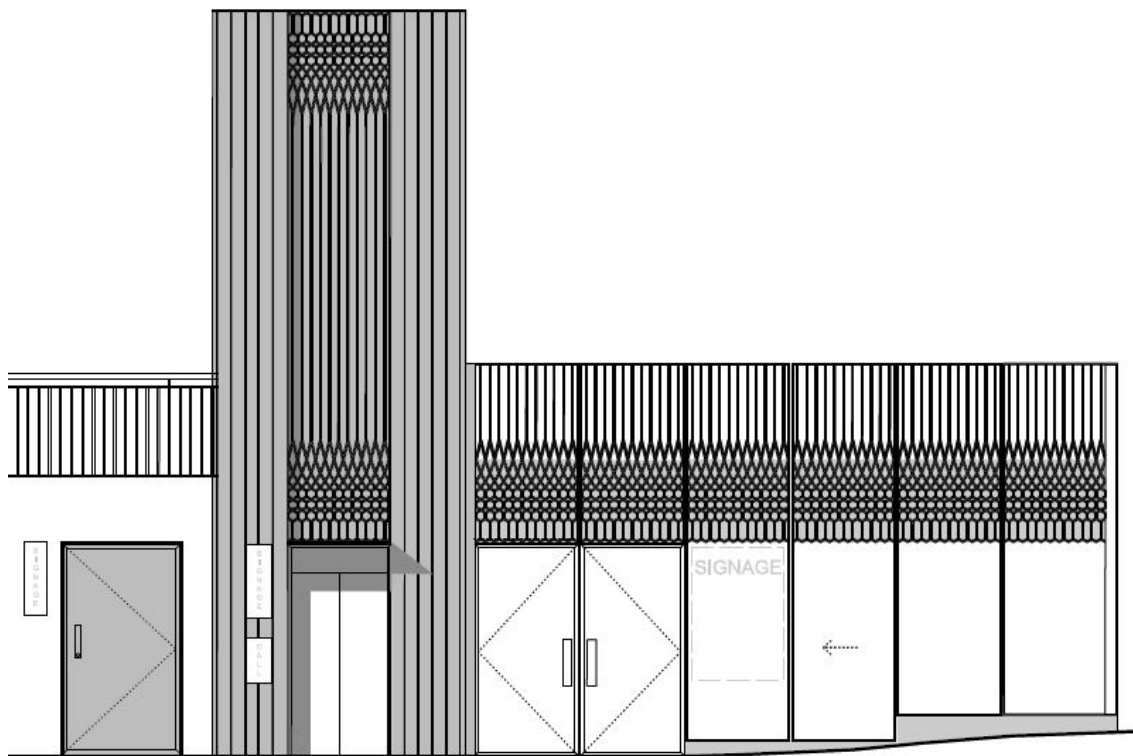


Figure 4: West elevation of Building H, showing the entrances for the public WC, lift and retail/café unit (from left to right) on Lower Stable Street

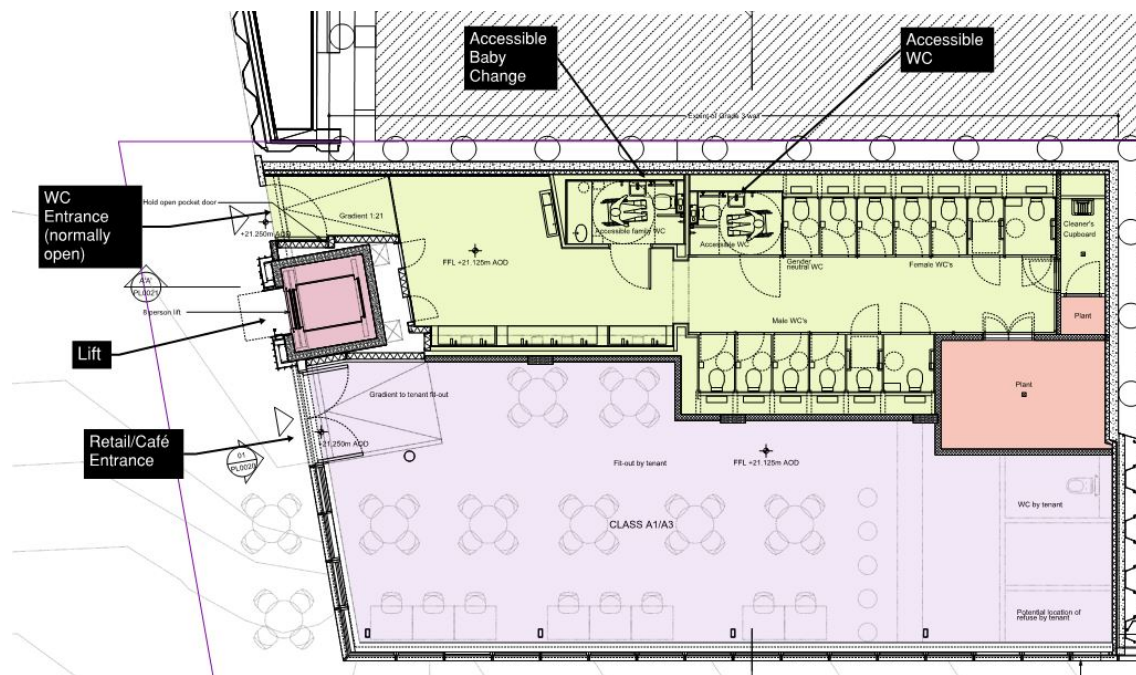


Figure 5: Building H Lower ground floor plan

2.2 Doors

2.2.1 General Door Details

All main accessible entrance doors will provide a minimum clear opening width of 800mm (1000mm for external commercial entrances) and will be provided with visual manifestations where glazed, and/or vision panels where solid and on an access route.

During opening hours (which will be aligned with the opening hours of the Coal Drops Yard), the doors to the public toilets (see door to the left of the lift in Figure 4) will be held open in a recessed pocket (see Figure 5 above).

2.2.2 Café Doors

The retail/café unit door has been designed to provide the clear opening width of 1000mm. The door is intended to have an opening force of between 25-30 newtons in line with Building Regulations, should site constraints (such as wind forces) prevent this facility then an automation system will be installed, to allow ease of access for wheelchair users.

2.3 Threshold Treatments

All thresholds will be flush, with no more than a 5mm level change, and joints of no more than 10mm wide. Where possible, thresholds between materials will also have a visual contrast to assist people with visual disabilities.

2.4 Parking

An overall site-wide strategy for parking has been approved under the Outline Planning Permission, with maximum ratios of parking spaces agreed, and appropriate percentages of parking provision for disabled people.

There will be no new parking associated with this application.

Taxi drop off will be available in the surrounding streets, in particular, Stable Street.

On Street Accessible parking bays have been provided in other parts of the King's Cross development, with the closest (approximately 250 metres) to Building H being those on Camley Street and Wharf Road, and the closest large source of accessible parking spaces being the multi-story car park (in Building T1). Ground level benches are provided in the public realm at least every 50 metres from any of these parking spaces, assisting with the accessibility of the environment.

2.5 Vertical Circulation

2.5.1 Ramp

The Coal Drops Ramp is an existing paved slope which runs along the southern façade of the proposed building, connecting Granary Square to the lower level of the Coal Drops Yard. The ramp has a gradient of approximately 1:16, providing a reasonable slope for people pushing buggies etc, but below the current standard for wheelchair accessible slopes. Works to the ramp are permitted by the Reserved Matters approval for the Fish and Coal Building (ref. 2014/5272/P). A gentler gradient can be achieved by traversing the ramp, but a lift (described below) is provided as an alternative as part of the Building H proposals.

2.5.2 Passenger Lift

One of the significant features of Building H is to provide public lift access between Granary Square/Stable Street level and Coal Drops Yard/Lower Stable Street level. The KXC Parameter Plans and Revised Development Specification (2005) do not specifically identify Plot H as a location for a lift. However, the Access and Inclusivity Strategy submitted at the time of the outline planning application refers to measures which provide physical accessibility to people of all ages including those with disabilities. Such measures would include "carefully designed landscape proposals including... the provision of lifts and ramps where necessary." At 1:16, the gradient of the Coal Drops Ramp does not meet current standards for wheelchair users. Although lift provision is provided within the Coal Drops Yard (at the northern end of the Eastern Coal Drops, within the 'feature core' located approximately half way down the Eastern Coal Drops, and within the Western Coal Drops), the Reserved Matters submission envisaged the provision of an additional lift to service the southern end of the development to provide a convenient, equally commodious alternative to the ramp.

The lift will be a BS/EN 81-70 "Type 2" 8 person passenger lift (minimum car of 1100mm x 1400mm), in a through lift configuration. A through-lift 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.

There will be an internal CCTV system and the lift will have an emergency call system which addresses the local Estate's Management Office.

2.5.3 Stairs

Stairs are not provided as part of this application, but they exist in the Coal Drops Yard development and traverse from Granary Square to the Lower Stable Street.

2.6 Internal Floor Finishes

Floor finishes in the internal public areas are likely to be exposed to external weather and/or moisture from footfall. As there are a range of slopes in the scheme the level areas will generally be expected to achieve a slip resistance equal to or greater than R10 (to meet DIN51130:2004) and where the surfaces are significantly sloped then R9 will be achieved.

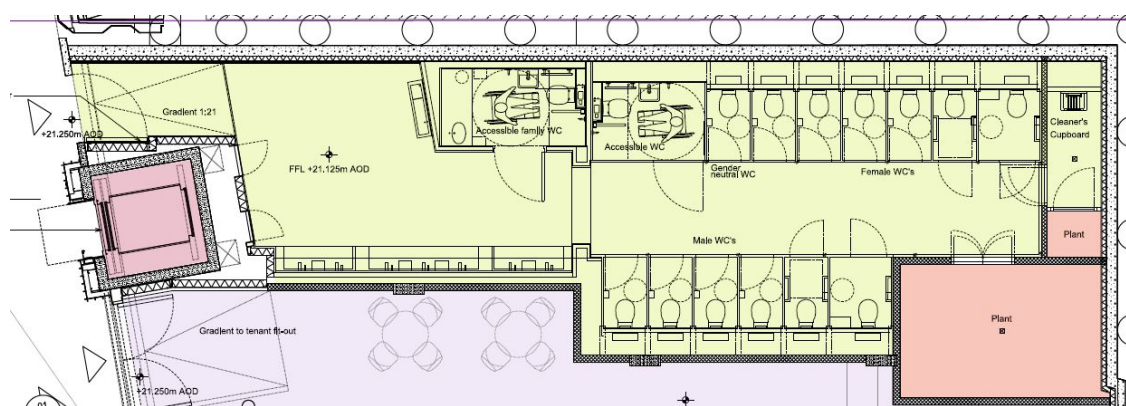


Figure 6: Lower Ground Floor Plan showing the public WC layout

2.7 Sanitary Accommodation

2.7.1 Accessible WC

An accessible WC is located in the public WCs (left handed). This will have an outward opening door for ease of use (see Figure 6 above).

2.7.2 Baby Change

A baby change/family WC is located in the public WC facilities. This will be sized to accommodate a standard accessible WC and also accessible baby change arrangements with an outward opening door (see Figure 6 above).

2.7.3 Ambulant WCs

Ambulant WC cubicles are provided within the Male and Female WC cubicles. There is also a gender neutral WC provided for people who identify as neither male nor female. This has been included in the proposals following consultation, in order to enhance the inclusivity of the facilities.

2.7.4 Basins

A lowered basin for children will be provided in the hand wash area, to the west of the family WC (see Figure 6 above).

2.8 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
- fire alarm details
- lift 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.

2.9 Building H Conclusions

The provision of a lift between Granary Square/Stable Street and the Coal Drops Yard/Lower Stable Street completes the accessible route between Granary Square and the Coal Drops Yard development.

The range of public WC provision in this location is welcome and will considerably improve the facilities supporting Granary Square, the Coal Drops Yard and surrounds.

3.0 Public Realm

Granary Square is located immediately north of the Regent's Canal, forming part of the historic Eastern Goods Yard, the 'heritage heart' of the King's Cross Central (KXC) development. The location of Granary Square and the Reserved Matters submission boundary are shown on submitted drawing TOWN279.2.02(08)5010. Details for Granary Square and Stable Street were included as part of the Reserved Matters approval for the EGY (ref. 2007/5228/P), approved on 8 April 2008. Granary Square was largely completed in 2012, and it has since become an exceptionally popular and well-used public space, along with the Ghat Steps which face the Regent's Canal. A further Reserved Matters approval in 2014 for the Fish and Coal Building (ref. 2014/5272/P) includes details for the remaining area of public realm and the service route off Stable Street to the Coal Drops Ramp, located in the south-west corner of the square.

The Granary Square submission proposes revised landscaping details for parts of Granary Square and Stable Street (areas included in both the EGY and Fish and Coal Reserved Matters submissions), in order to pedestrianise Granary Square and the bridge connecting Granary Square to Goods Way (Bridge BR1). Granary Square and Bridge BR1 would become a shared surface for pedestrians and cyclists, and Stable Street would be terminated with a turning circle in the southwest corner of the square (to the north of Building H), with only controlled servicing and emergency vehicle access permitted past this point.

The Building H submission, discussed in Section 2.0 of this report, includes some proposals relating to the surrounding public realm. Proposed landscaping works associated with Building H will see the creation of a new area of public realm above Building H which acts as an extension to Granary Square. The submission also seeks minor amendments to the landscaping approved as part of the Eastern Goods Yard (ref 2007/5228/P) and Fish and Coal Building (ref 2014/5272/P) schemes, specifically, the integration of the new public realm above Building H into Granary Square, the introduction of seating steps between Granary Square and the Coal Drops Ramp, the addition of trees within Granary Square and the installation of timber platform benches and column lights along the Coal Drops Ramp.

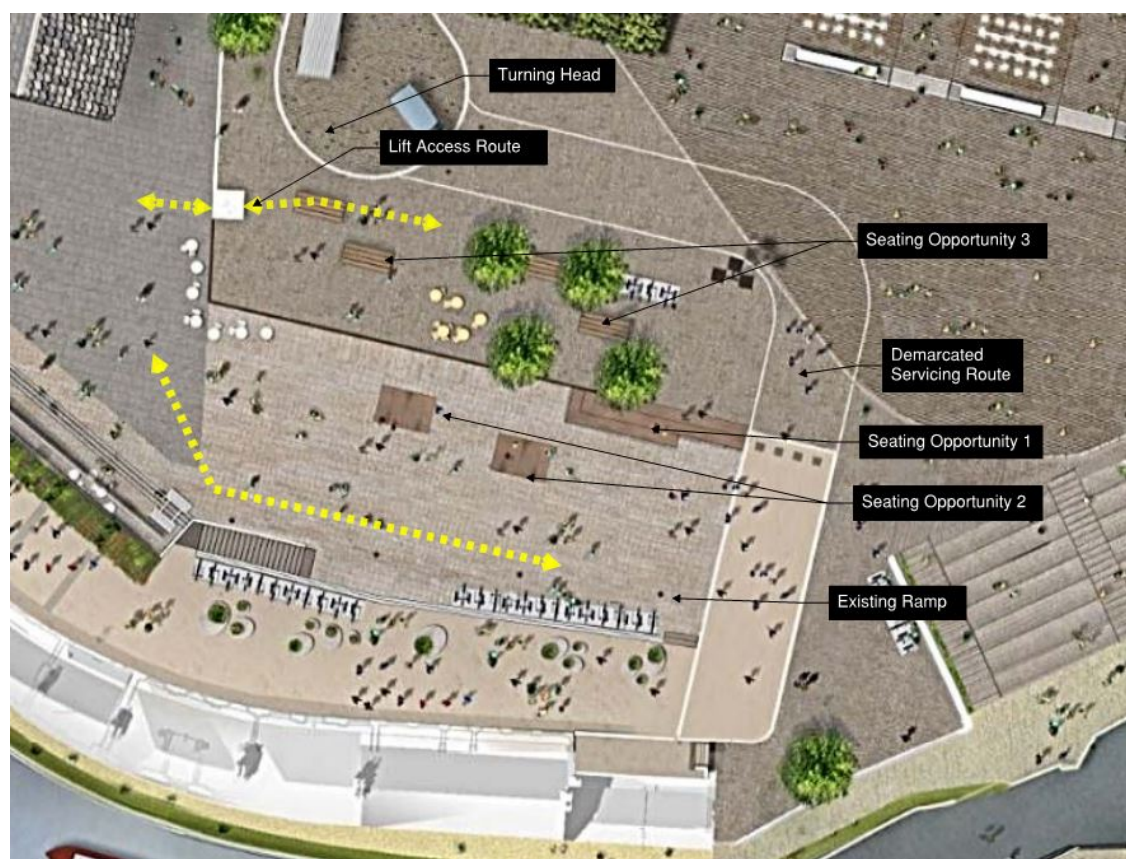


Figure 7: Plan showing public realm proposals for Building H and part of Granary Square

3.1 General Levels

Removal of the southern portion of the Stable Street carriageway allows the levels of Granary Square to be carried out over the infilled road to produce a single level surface. This will improve the connection between the fountains on Granary Square, the Ghat Steps, and Bridge BR1 which connects to Goods Way. The Stable Street turning head would continue to be at the level of existing Stable Street which is lower (at approximately 24.250 AOD) than Granary Square (at approximately 24.375 AOD) and has a standard kerbed border (125mm height).

3.2 Materials

Granary Square has an established palette of materials (primarily porphyry pavers) and these would be extended across the square and over the top of Building H. The material palette for the Coal Drops Yard and Coal Drops Ramp (primarily granite paving and granite setts respectively), which have been approved and are currently being installed, would be extended up to the edge of Building H in order to maintain a coherent and navigable public realm. A flush (granite) kerb line designates the servicing route to the Coal Drops Yard, which will service the Coal Drops Yard, the Fish and Coal building and Building H.

The proposed materials are further described in the Urban Design Report. New materials will be laid to meet Building Regulations Part M standards.

3.3 Pedestrian Safety

Granary Square currently has a trafficked route running through it which has a raised table and a clearly defined edge. Cyclists predominantly travel along the Canal Towpath and along Stable Street and can rise from the towpath onto Granary Square via the Ghat Steps and the ramp from the towpath to the square.

Removing the through route from Stable Street will remove a through route for cyclists, though it is acknowledged that cyclists will continue to use the paved surface of the square to move from Goods Way to Stable Street and vice versa. This is considered to be the most appropriate approach for a high-use pedestrian space, particularly with large numbers of children and families (as opposed to designated cycle lanes, which tend to encourage faster cycling and thus increase the potential for conflict between pedestrians and cyclists).

The proposed change in paving materials and raised kerb at the turning head at the end of Stable Street will emphasise to cyclists that this is a pedestrian square as opposed to a road, and that they are moving on a pedestrian priority area.

Of the 5 recorded accidents that have occurred in the last 5 years at Granary Square, two have been caused by pedestrians wandering into the road, where cyclists have assumed they have priority. The proposed changes would mitigate against such incidents, allowing pedestrians to use the whole of Granary Square, with cyclists being alert to the fact that they are in a pedestrian priority area.

3.4 Threshold Treatments

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

3.5 Street Furniture

3.5.1 Cycle Stands

There is no new cycle parking proposed as part of either the Granary Square or Building H proposals. However a previous Reserved Matters approval (ref 2015/7086/P) relating to cycle parking provision for the Eastern Goods Yard, sets out 15 cycle stands along the Coal Drops Ramp (immediately to the south of the Building H submission boundary, and already installed) and a further 13 cycle stands on Granary Square (within the Building H submission boundary, and not yet installed). Of these 13 stands, the Building H submission includes 6 stands on Granary Square above Building H between the existing trees (shown in Figure 7 above). The remaining 7 stands will be proposed to the west of the Ghat Steps as part of a separate application.

All stands (Sheffield cycle stands) are consistent with the specification used elsewhere on the King's Cross site.

3.5.2 Seating

There is no new seating proposed as part of the Granary Square proposals. The Building H public realm proposals include new seating at Granary Square level and along the Coal Drops Ramp (shown in Figure 7 above); namely 2 new timber benches located near the lift in the southwest corner of Granary Square (above Building H) (and retention of the existing 2 timber benches to the east); new wooden seating steps at the top of the ramp; and 2 new wooden seating platforms distributed along the length of the ramp, as illustrated in Figure 7 above.

3.5.2.1. Wooden Seating Steps

Wooden seating steps are proposed to mediate the meeting point between Granary Square and the Coal Drops Ramp (see plan in Figure 8 below). These steps will be finished with timber planks, as used successfully elsewhere in Granary Square to date (see precedent in Figure 8 below). These seating steps open up views between the square and the ramp (through reduced balustrading) and, along with the 2 seating platforms, will help activate the wide ramp, while taking advantage of the sunny southern aspect. The stepped nature of the benches means that back-rests are available.

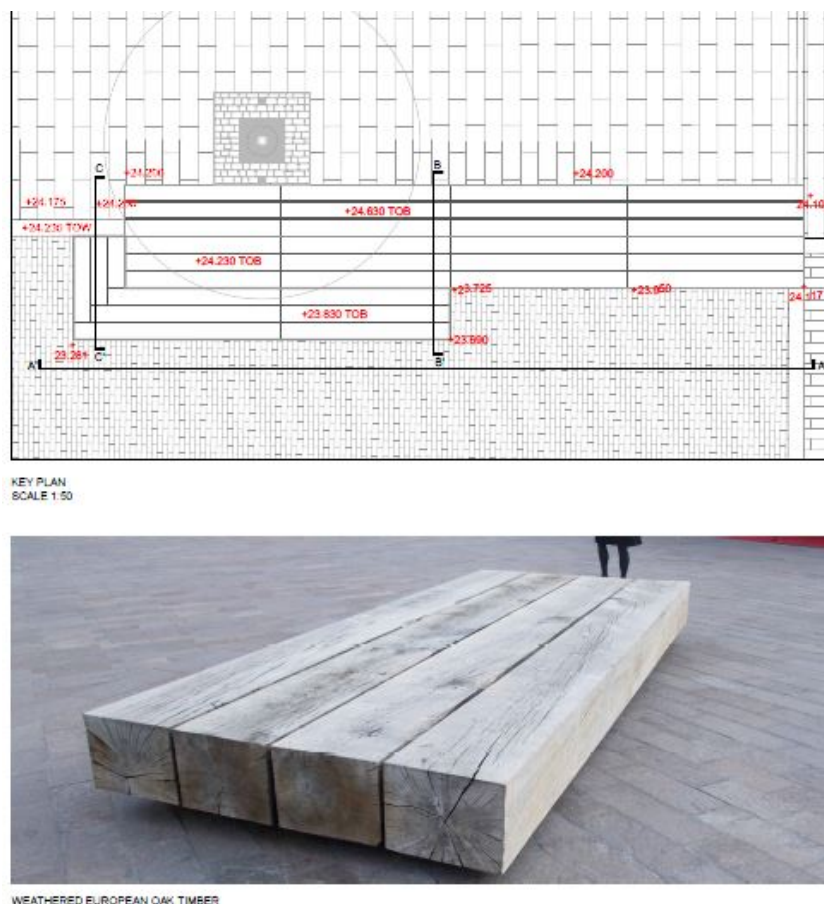


Figure 8: Plan of proposed seating steps on the Coal Drops Ramp (top) and precedent image showing the existing timber benches in Granary Square (bottom).

3.6 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.

The existing lighting scheme for Granary Square (2 lighting masts at the southern side of the square, feature lighting in the central fountains and up-lighting of trees) will be retained. This strategy will encourage people to use the more direct outer pathways at night. The Building H public realm proposals include 4 new light columns along the southern edge of the Coal Drops Ramp. Overall, the schemes will deliver light levels which support the safety initiatives in the area, and navigation by people with visual disabilities. The mixture of lighting from above (from masts and columns) and glare-free lighting of trees will produce a clear, low-glare lighting solution.

3.7 Wayfinding

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 the overall Wayfinding Strategy across the KXC site.

3.8 Public Realm Conclusions

The rationalisation of the Granary Square public realm should allow a clearer reading and a safer and more enjoyable experience for pedestrians. The provision of additional seating within the Building H proposals will offer a larger range and type of seating opportunities, which will improve the inclusivity of the public realm.

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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