
3-6 Spring Place
Spring Place Ltd

Responses to Access
Officer comments
(2018/2592/P)
July 2018

Piercy&Company

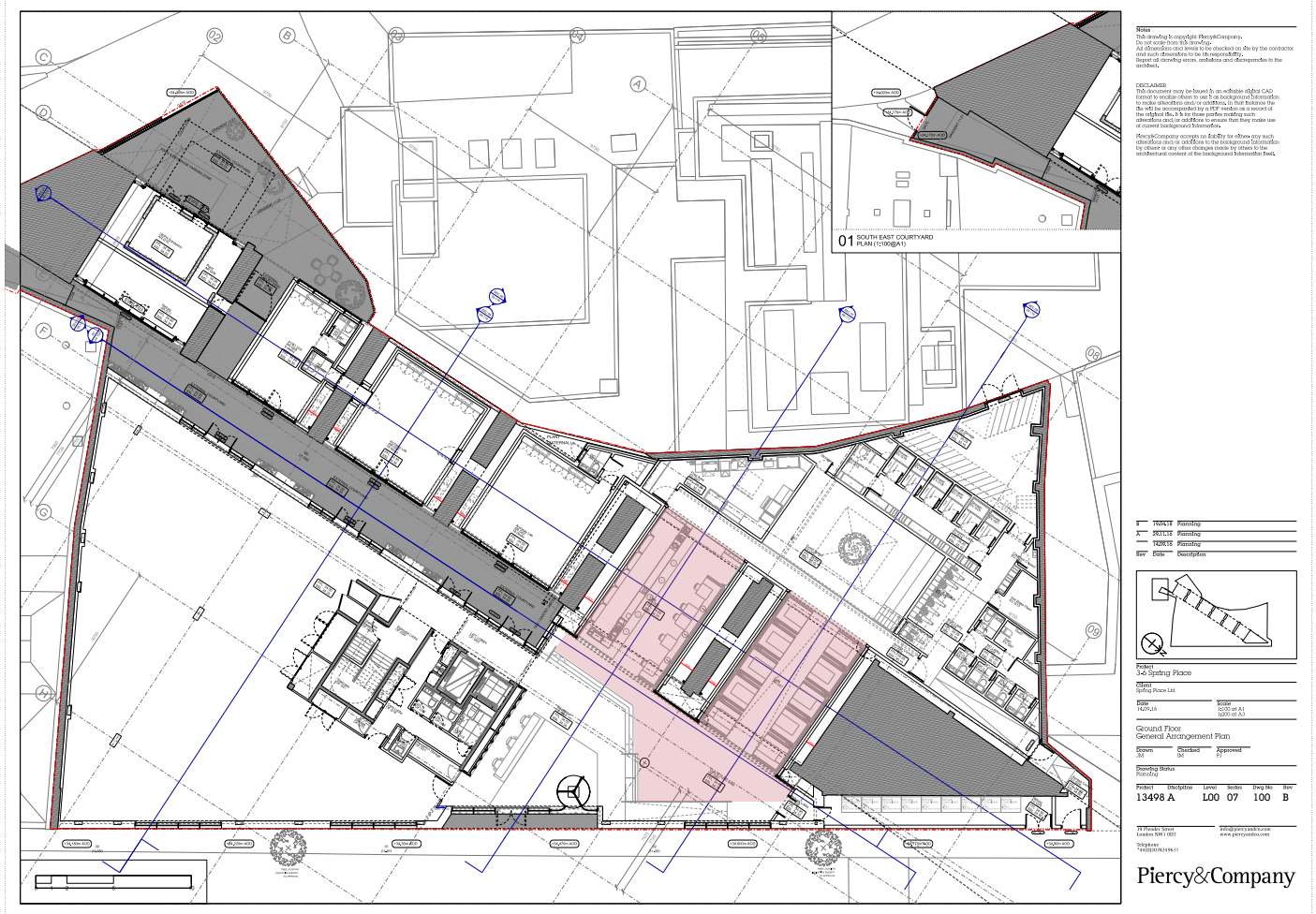
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COMMENT 01: At least a proportion of the restaurant seating should be accessible. The large amount of booth seating renders a lot of the seating inaccessible to many disabled people.

The restaurant space is designed to spill onto the identified reception area, which will provide more standard seating, which is accessible. The plan identifies these areas and the indicative layout of the plan shows accessible tables in this space.



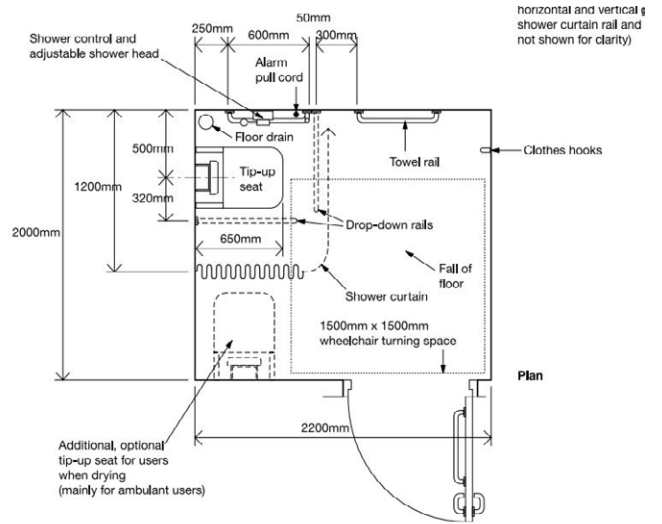
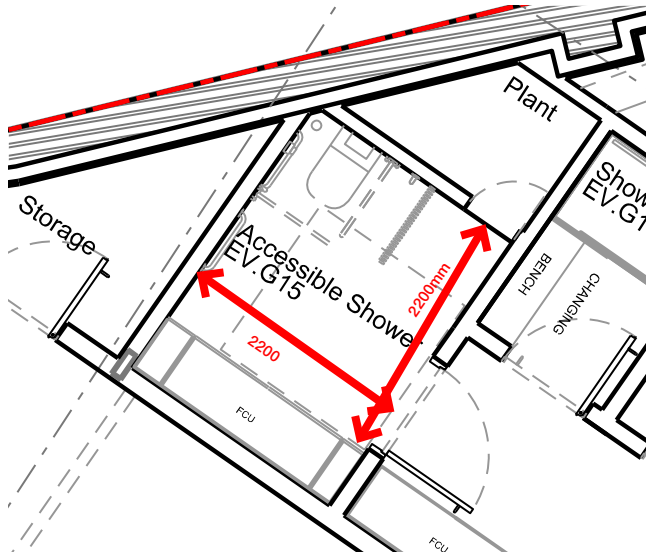
Ground Floor plan



Indicative cafe layout

COMMENT 02: The accessible shower should accord with Diagram 23 of AD M.

We can confirm that the accessible shower layout is as per Diagram 23 of AD M. (Albeit the scheme provides a slightly larger configuration).

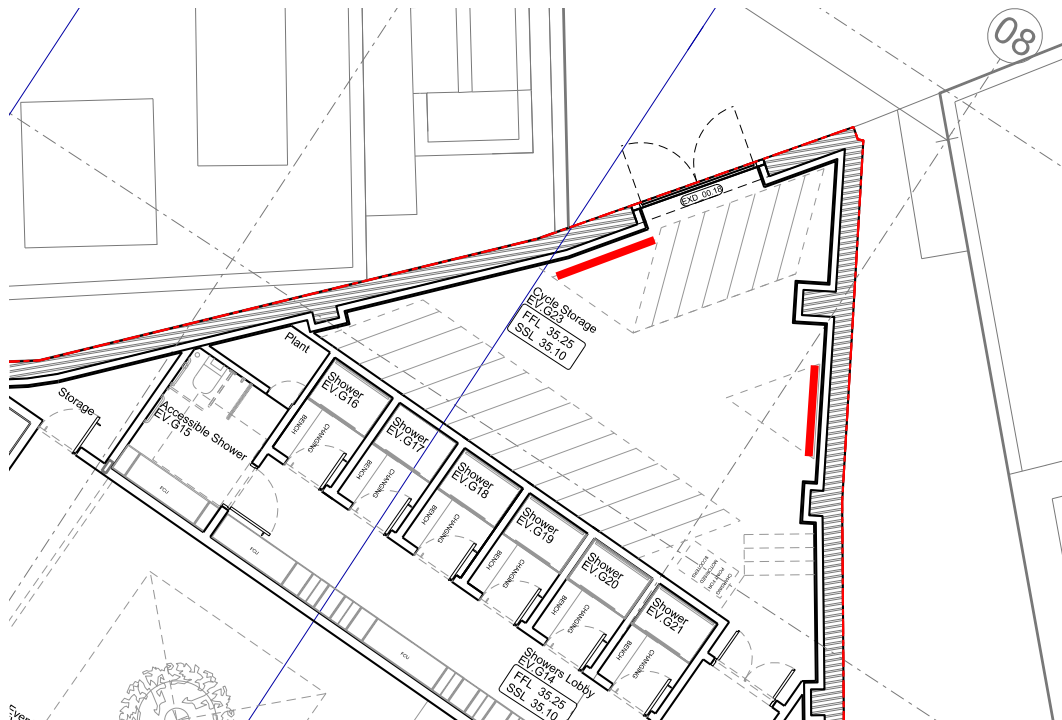


Accessible shower layout (plan extract)

COMMENT 03: Consideration should be given to accessible bike storage for those with non-two-wheel cycles.

There are two Sheffield stands located in the basement cycle parking area as indicated in drawing 13498-A-L00-07-100 (extract below) which are capable of accommodating alternative cycle configurations, including those with more than two wheels. Signage on these stands will confirm that they are for use by non-standard cycles to ensure they are generally available when needed.

The wider cycle parking offer is generous and it is therefore not envisaged that "two wheel users" will need the sheffield stands proposed.

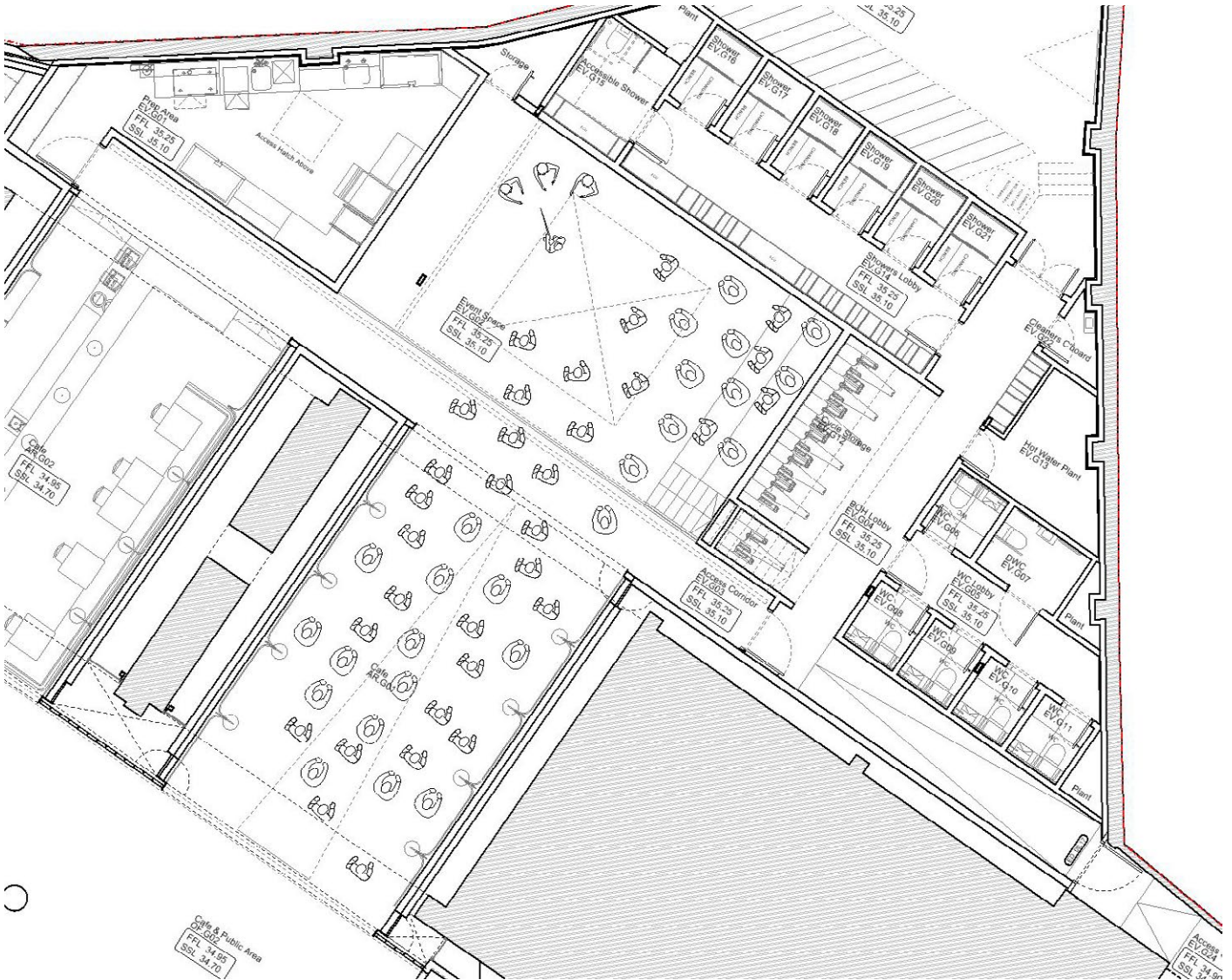


Cycle Storage (plan extract)

COMMENT 04: It is concerning that the amount of accessible event space is greatly diminished. The mezzanine level where the majority of the event space is has no step free access; this has not been justified in the DAS. The stairs to the mezzanine level should meet with AD K and AD M in terms of hands and step nosings.

As it is the case throughout the building the area where the restaurant booths are designed to be flexible and as shown, the booths will be removable to provide a larger event space area. Larger events will spill onto the cafe and restaurant area.

We can confirm that the stairs have been designed to meet the regulations.



Indicative event layout