



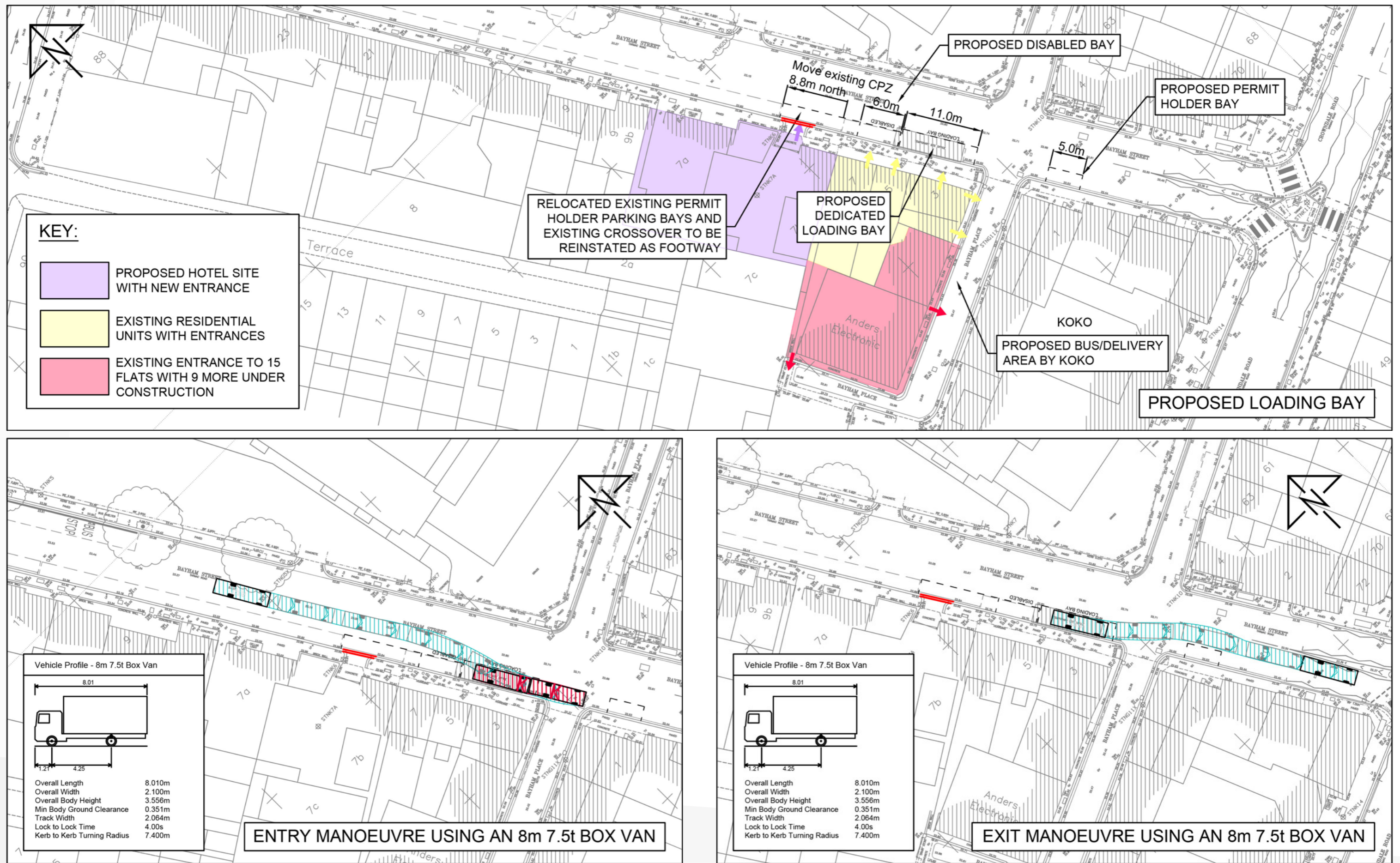
ambigram architects

The 7abc Bayham Street site is heavily constrained on three sides with no possible access to any aspect of the site other than the eastern facade onto Bayham Street. All access and egress from the building has been carefully considered to ensure that suitable primary access as well as cycle access, service & delivery and fire escape can all be achieved without over complicating the main facade with numerous access points for each hotel and office function.

All spaces are designed to be fully accessible within building regulations Part M requirements of a building of this type. The existing synergy between office and hotel functions allows for a single main access with shared bar/reception, but a separate access will be necessary for service and refuse as well as a dedicated escape from basement level and access for bicycle users.

The diagrams in this access statement seek to demonstrate the careful consideration that has gone into the proposed internal and external access and internal movement arrangements for the 7abc hotel and office development.





With a mixed use development, it is crucial to ensure that movement throughout the building is easy for users whilst ensuring the security for the varying usages of internal spaces, particularly as a section of the building will be open to the general public. Building users will be categorised into four groups with access through the building restricted to each grouping utilising a secure door systems to prevent unrestricted movement for non-authorised persons.

The groups can be categorised as:

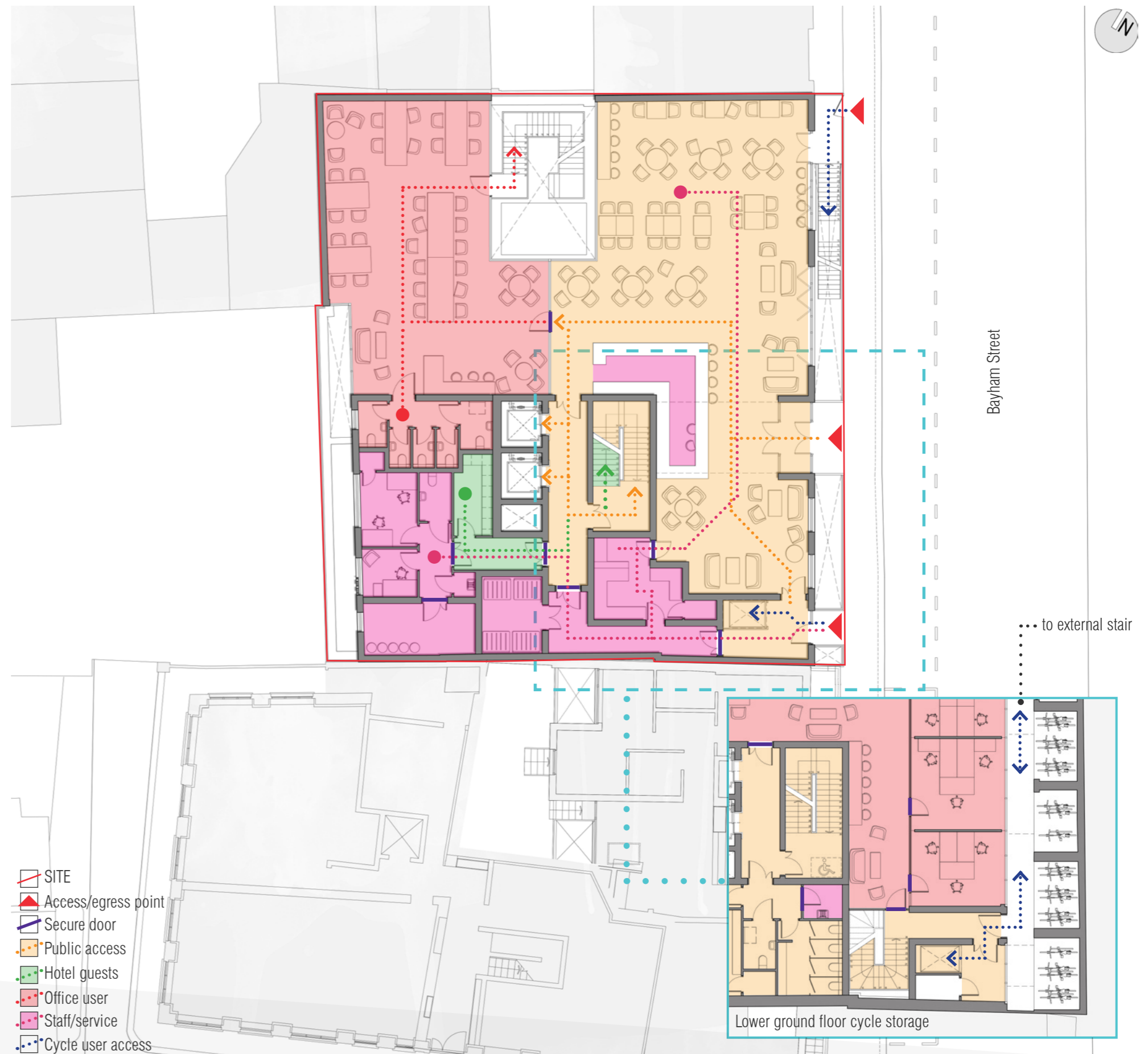
Public access - The general public including office visitors, people attending events and cafe/bar users including passing street traffic. These will have access to the bar/cafe area, hotel lounge and public toilets only with occasional usage of conference facilities where permitted for public events, as well the circulation core between the appropriate levels. These areas have good natural security through staff and building user presence.

Hotel guest - Hotel guests and their accompanied visitors. Once guests have checked in, they are typically issued with a room card providing access to their room and the relevant floor as well as the fitness suite/changing facilities and guest luggage storage. Hotel guests will have unrestricted access to all other public access areas.

Office user - Office workers registered to use co-working or rented office spaces. Office users are typically issued with a key fob providing access to their relevant workspace and meeting/conference facilities as appropriate. There is potential for this to be upgraded to include access to the fitness suite/changing facilities. Office users will have unrestricted access to all other public access areas.

Staff/Service - Workers employed in the running of the hotel and office spaces. Staff will have largely unrestricted access to the building where appropriate dependent on their role through the use of key cards. Only relevant staff will have access to back of house spaces including staff room/changing, admin offices, plant rooms, laundry etc.

Additionally, provision has been made for any of the above who happen to be cycle users. Cycle storage is located at basement level with both external staircase and platform lift access.



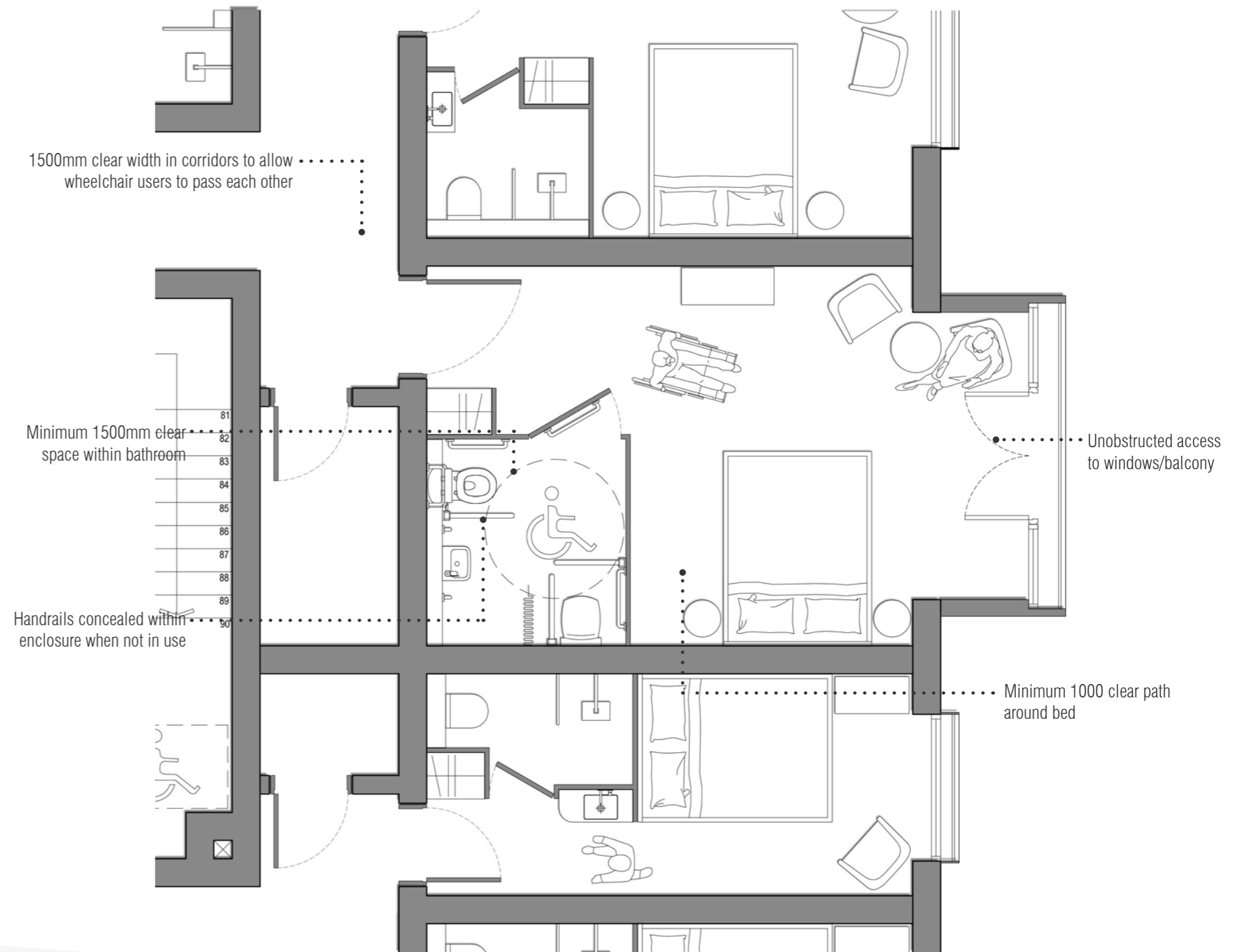
The design team are committed to inclusive design with a provision of high quality accessible guest rooms without sacrificing comfort or aesthetic. These en-suite rooms will comply with the relevant building regulations guidelines and ensure there is unobstructed mobility around the perimeter of the bed and to the windows/balcony with sufficient space to allow turning circles for a wheelchair user within the bedroom and bathroom. Wall mounted support rails, and accessible standard sanitaryware will be installed to ensure disabled guests can use facilities without assistance.

Switches and sockets, furnitures and fixtures, located at accessible heights will have contrasting features with their backgrounds, with wall, floor and ceiling finishes designed appropriately to ensure visually impaired guests can appreciate the spatial boundaries of the room and utilise its full functionality.

In addition, pull cord alarm systems with visual signal will be linked to reception for assistance 24 hours a day.

These rooms will account for at least 10% of the overall provision and will be designed so that accessible features such as hand rails can be concealed when not in use to allow a more versatile usage reflecting the level of disability of occupants at any given time.

In addition, all internal spaces within the building including public spaces, office space, fitness suite and staff areas are accessible with step free access and unrestricted mobility for wheelchair users and ambulant disabled occupants.



Careful consideration must always be given to escape in the event of emergency including fire and the scheme has been designed in compliance with the relevant building regulations Part B criteria as required. Given the constrained site and the lack of any possible escape on three sides of the building, the design team, working closely with fire consultants, have established a escape principle based on a single vertical core with final exits only onto Bayham Street.

As the hotel element will typically be manned 24hrs per day, each hotel room has been designed as a compartment to ensure that in the event of an isolated fire, a full evacuation may not be necessary and can be dealt with if appropriate by staff on site or emergency services once detected. In addition, fire suppression systems including sprinklers/misters can be utilised to extinguish fires or impede the spread allowing full evacuation if required.

Similar systems will be utilised within the office and public area elements of the scheme, with all areas within range of an escape route.

The basement and lower ground level will have access to a secondary escape stair as well as the internal vertical circulation core.

