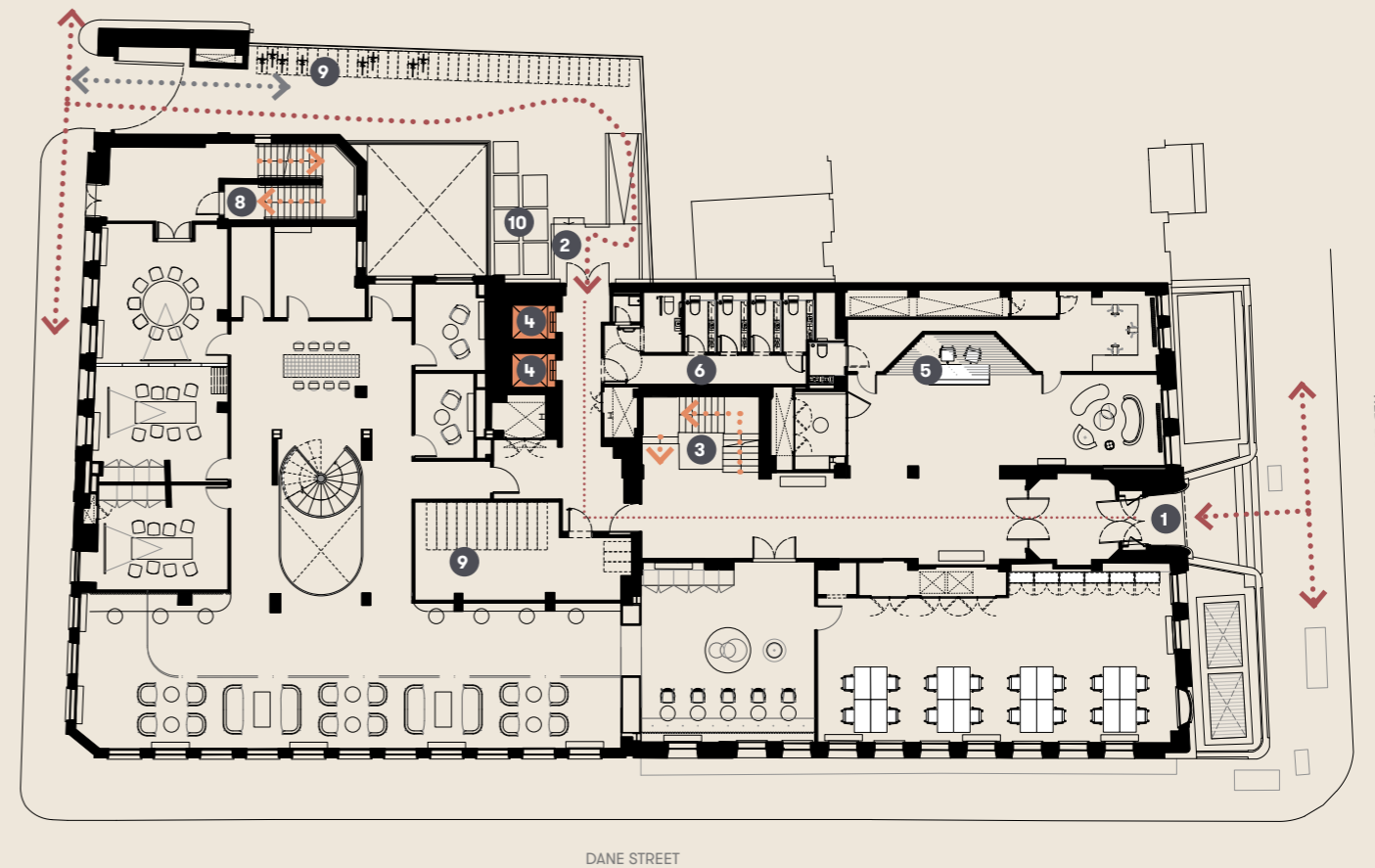




## 7.1 \_ Access Statement

The recent 2017 refurbishment included bringing Summit House in line with current legislation, as much as possible within the restraints of its Grade II listed status. The current proposals make minimal changes to the access strategy for the building, with the addition of the new proposed staircase between lower ground and ground floor. The building access strategy includes the following, in regards to the statutory requirements regarding the Equalities Act:

1. The main entrance to the building provides stepped access only, this element of the building is part of the main facade of the building and part of the listing record. However, step free access is provided into the building - see point 2.
2. The existing arrangement for wheelchair access is to be retained. Access from Eagle Street via the courtyard and up the existing ramp leads directly into the main circulation core. An intercom call point is provided at the point of entry into the building with a link to the reception desk. These doors are automatic and have a clear opening width of at least 1000mm.
3. The central main stair core provides stepped access to all floors.
4. 2no. existing lifts provide step free, level access to all floors.
5. A new reception desk will include an induction loop.
6. Unisex WC provision is provided, including an accessible cubicle, on each floor.
7. Separate male and female shower, locker and changing facilities are located on the lower ground floor, directly accessed from the lifts and main stair core. Again a unisex accessible shower & WC is also provided.
8. A secondary staircase provides an additional means of escape .
9. The same quantum of secure cycle parking is retained as currently provided (64no. cycles), with direct access to the lift core and showering facilities on the lower ground floor. 37no. vertical spaces are provided to the courtyard, with 3no. vertical spaces and 24 horizontal spaces (double stacked) provided internally at ground floor. No disabled parking is provided as this is proposed as a car-free development.
10. Refuse storage is also within the courtyard accessed off Eagle Street.



7.1A Ground Floor Access Arrangement



7.1B Lower Ground Floor Access Arrangement



## 8.1 \_ Energy and Sustainability

The recent 2017 refurbishment included new mechanical and electrical services throughout. Since completion the office spaces have not been utilised or changed. MEP consultants, Environmental Engineering Partnership (EEP), have worked with the newly installed services of the building to develop a design that utilises the systems for the proposed use. The design establishes itself as a best-practice sustainable development, satisfying the requirements of the current local planning policy and exceeding Building Regulations standards, wherever it is technically, functionally and economically feasible.

Highlights of their design include:

- *Maintain the thermal performance of the building fabric in line with the listed character of the building.*
- *Retention of the 2017 installed secondary glazing to the existing single glazed windows.*
- *Retain the high efficiency heating and cooling, ventilation and hot water systems.*
- *High efficiency lighting and controls.*
- *Low water use fixtures and fittings will be installed to new kitchens.*

The existing MEP solution has been designed to be concealed within the building architecture leaving ceilings free from ductwork and pipework and ensures occupants can enjoy the quality of the space; the amendments to the systems will be in line with this. The building will have complete flexibility in terms of climate control with individual control panels located throughout the floors. The existing building management system (BMS) will be used to monitor and control all elements of the building to ensure energy savings are maximised during use.





## 9.1 \_ Existing Areas

### Approximate Area Schedule

	<b>GIA</b> sqft. (sqm)	<b>GEA</b> sqft. (sqm)
<b>Lower Ground Floor</b>	11,335 (1,053)	12,220 (1,135)
<b>Ground Floor</b>	8,890 (826)	9,700 (901)
<b>First Floor</b>	9,180 (853)	9,860 (916)
<b>Second Floor</b>	9,160 (851)	9,815 (912)
<b>Third Floor</b>	9,020 (838)	9,655 (897)
<b>Fourth Floor</b>	5,810 (540)	6,330 (588)
<b>TOTAL</b>	<b>53,395 (4,961)</b>	<b>57,580 (5,349)</b>

## 9.2 \_ Proposed Areas

### Approximate Area Schedule

	<b>GIA</b> sqft. (sqm)	<b>GEA</b> sqft. (sqm)
<b>Lower Ground Floor</b>	10,515 (977)	11,735 (1,090)
<b>Ground Floor</b>	8,890 (826)	9,700 (901)
<b>First Floor</b>	9,180 (853)	9,860 (916)
<b>Second Floor</b>	9,160 (851)	9,815 (912)
<b>Third Floor</b>	9,020 (838)	9,655 (897)
<b>Fourth Floor</b>	5,810 (540)	6,330 (588)
<b>TOTAL</b>	<b>52,575 (4,885)</b>	<b>57,095 (5,304)</b>

