

Access and Inclusivity Statement

Building W3 and Habitat Area
Development Zone W
(Triangle Site)

King's Cross Central
General Partner Ltd

December 2018

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King's Cross Central: Triangle Site Building W3 and Habitat Area

Access & Inclusivity Statement

Prepared by All Clear Designs Ltd

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Appendix A Management Issues

1.0 Introduction

This document sets out the process adopted by the developer (King's Cross Central General Partner Limited) to create an accessible and inclusive environment within the proposed buildings and associated landscaping on Plot W3 and the Habitat Area, located within Development Zone W (the 'Triangle Site') of the King's Cross Central Development.

This statement has been prepared to accompany the Reserved Matters submission for the proposed Building W3 and the Full Planning Application for the Habitat Area.

This statement has been prepared to discharge the requirement for an Access Statement which covers Access and Inclusivity.

The Triangle Site (indicated in orange in Figure 1 below) is located to the North of the main King's Cross Central site.



Figure 1: Location plan for proposed Building W3 and Habitat Area

The Triangle Outline Planning Permission permits three buildings within Development Zone W, referred to originally as Blocks A, B and C but now known as W1, W2 and W3 respectively. The buildings are set out in a triangular arrangement around a new central Podium Garden, with vehicular access to the site via a new road to the north of W1. Buildings W1 and W2 provide 218 residential apartments with four retail units on the ground floor. The buildings share a partial basement/lower ground floor level

which extends below the Podium Garden to provide plant, refuse and storage space alongside cycle and car parking (the latter for residential use only).

Building W3, designed by Haptic Architects, is a predominantly leisure building which comprises a gym (725 m² D2 Use Class) a nursery/crèche (451 m² D1 Use Class) and a café/retail unit (174 m² A1-A4 Use Class) in a three storey building (including ground/podium level). In addition, Building W3 will provide a fully accessible route to the Habitat Area, linking the ground floor Podium Garden level with Habitat Area on lower ground level through the communal core of the building.

The Habitat Area, designed by Jan Kattein Architects, is proposed to include four small, single-storey buildings (including a polytunnel), providing a total of 145 m² (GEA) educational (Use Class D1) floorspace. The remainder of the 1097 m² site comprises ecology gardens. The Habitat Area will be managed and maintained by environmental charity Global Generation.

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 the Building W3 and public realm to facilitate access and use by all people including disabled people. It 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.

Landscape considerations are discussed where relevant, including materials, routes, lighting, parking and street furniture.

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

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
- Shaping Neighbourhoods Accessible London: Achieving An Inclusive Environment Supplementary Planning Guidance: October 2014;
- Building Regulations Part K, Approved Document K, 2015 edition (incorporating the 2013 amendments);
- Building Regulations Part M, Approved Document M, 2015 edition;
- British Standard BS8300:2018 Section 1 External and 2 Internal: Design of buildings and their approaches to meet the needs of disabled people – Code of Practice;
- BS EN 81-70 2018 Safety rules for lifts.
- British Standard BS9999:2017 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; 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

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

The Building W3 and Habitat Area proposals were presented to and discussed with the King's Cross Design and Access Forum at a meeting held on the 18th May 2018. 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
How will a wheelchair user get to the Habitat Area?	Wheelchair users can use the lift in the building to get from podium level to the Habitat level. (Opening hours will be coordinated).
Is the roof accessible?	No – this will contain building plant.
Who is using the building – people off the street, or groups?	Both. While off the cuff visitors are unusual, they are welcome, but organised groups are more usual.
The route from the on street parking located just to the North of W1 seems to be approximately 80 metres away, which is long.	This arrangement was approved in the outline application for the Triangle site. In order to mitigate this seating will be provided at the podium level to ensure that there is a travel distance of no more than 50 metres.
What is the gradient of the ramp?	Generally slopes in the public realm/ landscape were determined in the outline application and confirmed in the application for Zone W Landscaping and will generally provide slopes of approximately 1:20 or better.
There appear to be several accessible WCs – are these a part of the community toilet scheme?	Argent can consider the community toilet scheme once an operator of the building is decided. The operator for the café/retail unit may be the same as the operator for the Habitat Area, but this has not yet been agreed.
Will the raised beds be accessible?	Yes, it is intended that most of the elements of the gardens are accessible to a wide range of disabled people.

Further details are provided in the full assessment of the proposals set out in Sections 2.0 and 3.0.

2.0 Building W3

Building W3, designed by Haptic Architects, is a predominantly leisure building which comprises a gym (725 m²) a nursery/crèche (451 m²) and a café/retail unit (174 m²) in a three storey building (including ground/podium level).

In addition, Building W3 will provide a fully accessible route to the Habitat Area, linking the ground floor Podium Garden level with the Habitat Area on lower ground level through the communal core of the building.

2.1 Parking

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

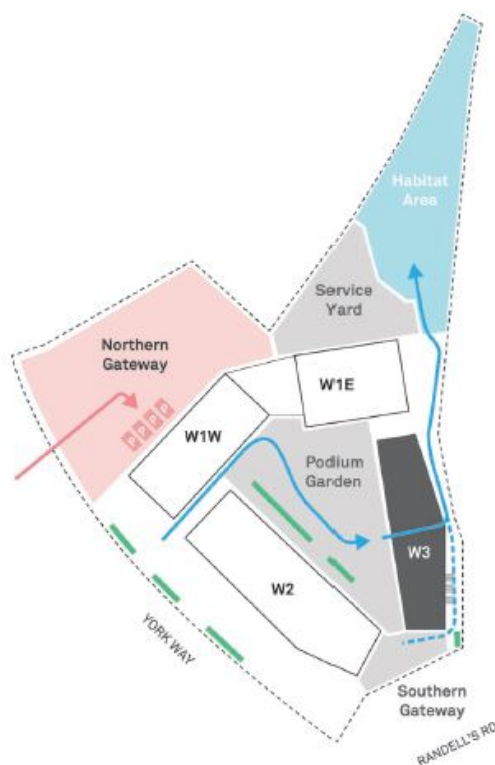


Figure 2: Proposed car and cycle parking

As confirmed in the Reserved Matters submission for the Zone W Landscaping, 4 car parking spaces have been provided in the Northern Gateway, (illustrated in Figure 2 above), of which 2 will be operated on a blue badge basis. Visitor cycle parking will be accommodated using street furniture in the locations shown in green in Figure 2 above. They have been arranged to provide sufficient opportunities for a range of cycles, including mobility trikes, to be safely stowed.

2.2 Entrances and exits

The building has a main entrance located in the centre of the western elevation as shown in Figure 3 below. This entrance foyer leads to the ground floor uses (the nursery/crèche and café/retail unit) and the stair and lift core.

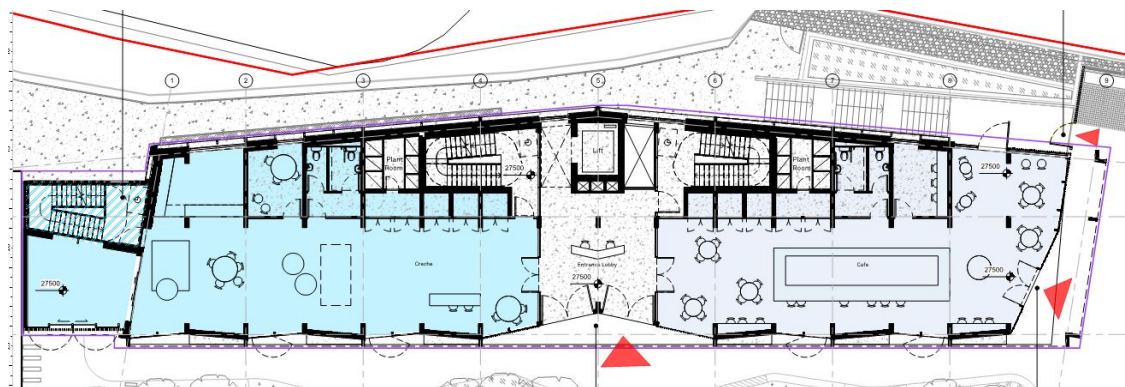


Figure 3: Proposed entrances marked in Red

The café/retail unit has an external entrance located at the southern end of the building which may be used independently of the main foyer.

At the southern end there is also an external gate to the staircase leading to the Habitat Area that provides independent stepped access to the Habitat Area.

The Habitat Area can also be accessed via the central foyer using the lift and/or stairs in the main core to the basement.

All entrances will provide level thresholds, solid entrance matting and will be clearly articulated within the building elevation by both light and form.

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

All new fire exits have level thresholds and openings in line with guidance in Part M.

2.3 Vertical Circulation

2.3.1 Lifts

Building W3 has a single lift core with a car of approximately 1400mm deep by 2100mm wide. The lift will meet the requirements of Part M of the Building regulations and BS/EN 81-70 2018.

The circulation cores are located to give easy access to all parts of each floor.

2.3.2 Stairs

Stairs will meet guidelines for use by people with ambulant and visual disabilities in Part M of the Building Regulations and BS8300:2018 Part 2.

2.4 Sanitary Accommodation

Generally, each floor has an accessible cubicle and a smaller cubicle.

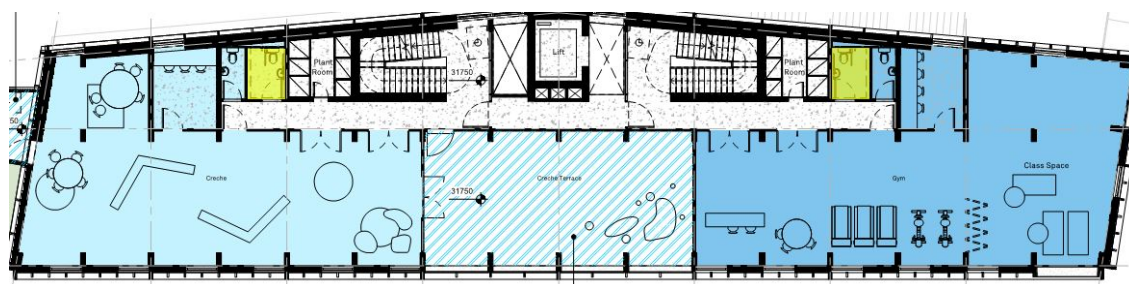


Figure 4: Proposed First Floor with accessible WCs indicated in Yellow

The accessible cubicles have inward opening doors which meet 18.1.6 requirements of BS8300:2018 and have an internal clear area of 800mm by 1400mm. The doors will also pivot outwards in the event of an emergency.

2.5 Shower Accommodation

Generally, each floor has an accessible cubicle and a smaller cubicle.

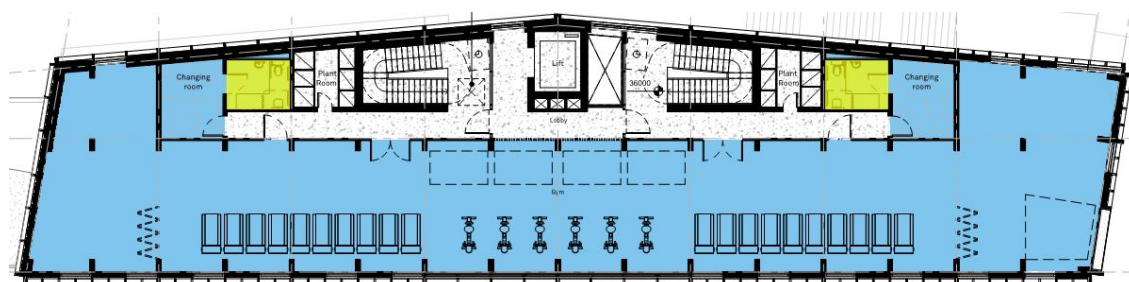


Figure 5: Proposed Second Floor with accessible showers indicated in Yellow

The second floor changing area incorporates accessible shower/changing cubicles. They have inward opening doors which will pivot in the outward direction in the event of an emergency.

2.6 Doors

The main accessible entrance doors will provide a minimum clear opening width of 1000mm and will be provided with visual manifestations where glazed, and/or vision panels where solid and on an access route.

Air pressure differentials can sometimes make the doors difficult to open. In this eventuality, automated entrance doors will be utilised.

Internal doors will meet the requirements of Part M of the Building Regulations.

2.7 Floor Finishes

Floor finishes in reception areas will contrast with the walls and provide a slip resistance equal to or greater than R10 (to meet DIN51130:2004).

2.8 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.

2.9 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.

2.10 Building W3 Conclusions

The proposed Building W3 is a small leisure building that will be provide a good level of access for disabled people.

3.0 Habitat Area

The Habitat Area, designed by Jan Kattein Architects, is proposed to include four small, single-storey buildings (including a polytunnel), providing a total of 145 m² (GEA) educational (Use Class D1) floorspace. The remainder of the 1097 m² site comprises ecology gardens. The Habitat Area will be managed and maintained by environmental charity Global Generation.

The Habitat Area will contain accommodation for;

- Teaching;
- Administration;
- Cooking; and
- Growing plants

These buildings will be discreet single-storey units arranged along a central circulation spine. This eliminates internal circulation space and reduces the overall built footprint.

The buildings are set within planted areas which gives a permeable and open appearance where greening/planting dominates when approaching the site from the entrance off Randell's Road, to the east of Building W3.



Figure 6: Proposed Habitat Area site plan with the main path in grey, WCs in purple, Kitchen in yellow, Office in orange, Classroom in blue and Growing Tunnel in Green

The buildings are connected by a central boardwalk. The boardwalk will be constructed of closely spaced planks, which will be fitted with gaps of no more than 5mm and so as to provide a free draining surface finish with surface undulations not more than 3mm under a 1 metre straight edge.

The boardwalk is raised above the ground finish to allow for the bases of the buildings, and this is accessed from the ends and intermediate areas using slopes that are no more than 1:21 in gradient.

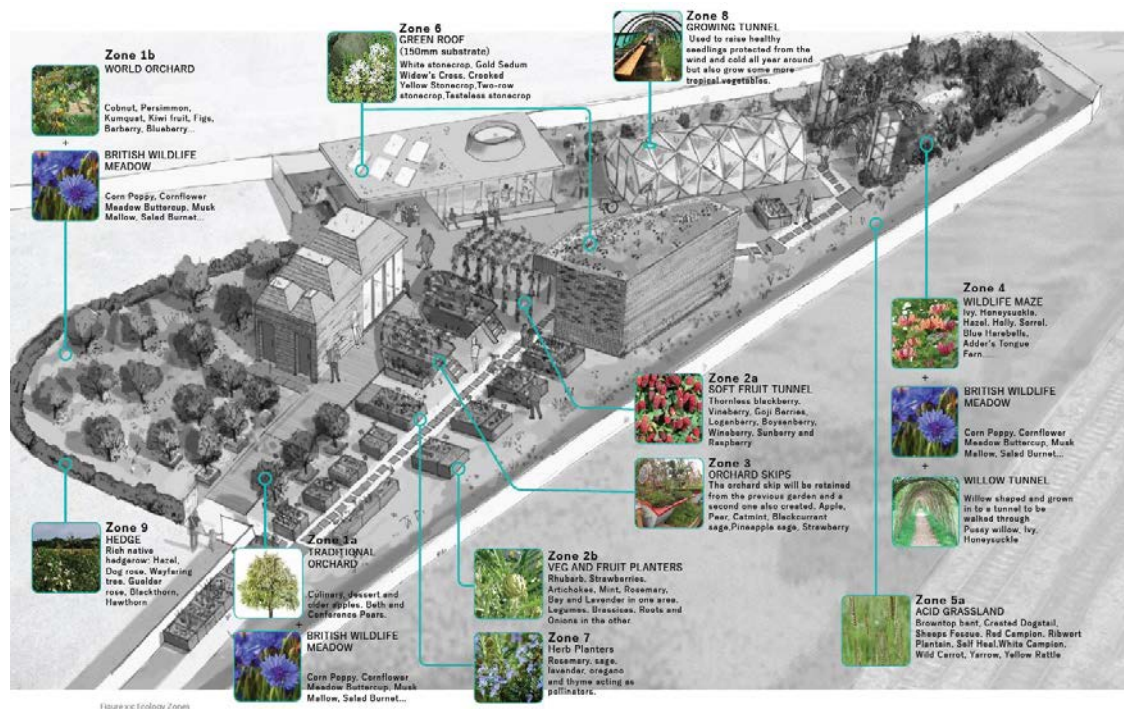


Figure 7: Proposed variety of ecology zones spread throughout the cultivated areas

3.1 Sanitary Accommodation

An accessible WC and an ambulant WC have been provided.

The level of the ground outside the WCs will be raised to the same level as the boardwalk to provide a flush entrance.

3.2 Ground Finishes

The architect has indicated paved plinths – such as outside the AWC and the entrance to the office. They have stated that the surface material will be sufficiently traversable so as not to present an obstacle to wheeled traffic while being permeable to water.

The main pathways will be similarly surfaced.

Further details will be provided as part of the Building Regulations applications.

This will allow movement through the whole area by wheelchair users away from the boardwalk.

3.3 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.

3.4 General Details

Building details will be developed for submission to Building Control and will contain details such as;

- door details
- thresholds
- decoration
- lighting
- fire alarm details
- signage
- furniture selection
- kitchen layout
- classroom 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.

3.5 Proposed Habitat Area Conclusions

The Habitat Area's focus is education and the operator and designers are extremely aware that this will rely on the detailed delivery of the environment to be welcoming to as wide a range of participants as possible. The proposals described above, and a commitment to highly accessible and inclusive detailed delivery, means that this facility will provide a good level of access for disabled people.

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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