

Access Statement Rev 1.1

Written by Retail Design Solutions on behalf of WRG

Torrington Place

Introduction

Design and Access Philosophy.

WRG supports the principle of equality in employment opportunity and access, be it for staff or patrons and therefor strives to implement inclusive design at the earliest stage of any given project.

Equality of opportunity for employment and access is in the company's best interests, and of those who all work with us, to ensure that the human resources, talents and skills available throughout the community are considered equally where possible.

It is WRG's policy to consider the needs of all employees and patrons, regardless of their sex, age, race, ethnic origin, sexual orientation, religion, political beliefs or any disability. WRG sets out to treat individuals access needs fairly and equally and will aim to make units accessible to all where feasible and reasonably possible.

In Practice.

Concerning Members of Staff:

If a staff member is disabled or becomes disabled in the course of employment, reasonable adjustments to employment and/or working conditions/access considered to be necessary, or which can considered would assist in the performance of day to day duties will be given careful consideration and where feasible/reasonably practicable, such adjustments will be made.

There may however be circumstances where it will not be feasible or reasonably practicable and where a compromise may have to be made, resulting in less favourable access, in accordance with the statutory provisions.

Concerning Patrons and other visitors

WRG considers access at the design stage and are built so that the maximum inclusive access feasibly/realistically possible for all is implemented without segregating those with specialist access needs.

Site Details

Site Address.

WRG
22-24 Torrington Place,
Second Floor, Block B
London,
WC1E 7HJ

Description of Location.

- The area is located on the second floor of The Heals Building.
- Access is via the reception located on Torrington Place just off Tottenham Court Road.

Description of Development.

- The 'unit' consists of 1 floor only.
- The unit has access to the roof where subsequent air conditioning condenser will be installed.
- The development will be new office for the client.

Please find further details within the drawing pack.

Design Standards Used Concerning Access and Enjoyment.

Approved Documents:

B	<input checked="" type="checkbox"/>	E	<input checked="" type="checkbox"/>	F	<input checked="" type="checkbox"/>	G	<input checked="" type="checkbox"/>		
K	<input checked="" type="checkbox"/>	M	<input checked="" type="checkbox"/>	P	<input checked="" type="checkbox"/>	7	<input checked="" type="checkbox"/>	N	<input checked="" type="checkbox"/>

The Equality Act 2010



The Building Regulations 2010



Description of Means of Access & Escape.

The entrance to the unit is from the ground floor reception via lift and staircase.

Alternate means of escape are via a set of stairs to the other end of the floor, this is currently existing with no proposed changes.

Sources, Guidance and Consultation.

The unit was designed using Approved Documents (specifically Part M) to comply with the current standards/Legislation and to provide maximum inclusive access for all where feasibly possible.

Specific Access Issues and Considerations

Including Proposed Solutions and Considerations

Car Parking.

Current car parking is unaffected by the proposed works.

Public Transport.

Current public Transport links are unaffected by the proposed works.

Pedestrian Approach.

Pedestrians gain access to the building directly from Torrington Place.

Routes to Entrance.

Street lighting and signage combined is unaffected by the proposed works.

Entrance.

Entrance to the unit is to be gained by a fully glazed set of doors on the ground floor which then leads into the reception where both lifts and staircase are located and access to the second floor can be sought.

Toilet Facilities.

Toilet facilities are for employees only and are designed to reflect staff occupancy.

Emergency Provisions

As noted under Part B, Part M and BS5588

Alarm Systems.

Changes to the fire alarm system are to be made by a certificated installer and comply fully with Approved Document Part B/BS9999.

Routes and Refuges.

Battery powered emergency lighting is to be provided throughout the occupied areas, along with appropriate illuminated and non-illuminated emergency signage.

Stairs and Lifts.

Stairs and lifts are being retained and are part of the communal space within the building.

Signage and Notices.

All emergency call points and firefighting equipment is to be clearly labelled and positioned in accordance with Approved Document Part B/BS9999.

Evacuation Planning and Provision.

All escape routes are to be clearly marked with appropriate signage allowing for 'unexplained' escape.

Emergency Equipment.

All emergency call points and firefighting equipment is to be clearly labelled and positioned in accordance with Approved Document Part B/BS9999.

Staff Training.

Staff are to be trained in basic firefighting equipment operation.

Site Specific Limitations.


MOE is via a communal corridor, which must be kept clear at all times.

Maintenance Plans and Procedures.

All:-

- Firefighting and detection equipment/systems
- Electric appliances

Are to be tested as required by their individual legislative requirements.

Completed By: Ben Froud Company  Retail Design Solutions (Consultancy) Ltd Date: 04/03/2019

Signed:

