

## PBT/PHASE 4

**Planning condition 15 – Accessibility**

Rev. 002

**Condition 15**

*“Before the relevant part of the development commences, plans and scale 1:50 and supporting information detailing of the accessible features and facilities shall be submitted for approval by the Local Planning Authority in writing. This includes external features such as hard landscaping surface treatments including bollards and pedestrian entry doors. The approved features and facilities shall be installed prior to occupation and maintained thereafter.”*

**Revisions: This accessibility statement was first issued on 10<sup>th</sup> December 2018 and has been updated in response to comment from LBC as shown (highlighted in red).**

**Drawings**

The following drawings packages support the discharge of planning condition 15:

**External works package** (ground floor hard landscaping surfaces and falls) – 13 drawings

**Roof package** (roof level hard landscaping and falls) – 7 drawings

**Floor finishes package** (floor finish with joint details) – 15 drawings

**Metalworks package** (stairs, ramps and handrails) – 23 drawings - package updated

**Partition package** (setting out of corridors and door openings) – 88 drawings

**Internal door package** (door effective clear width and threshold details) – 14 drawings

**Façade door package** (door effective clear width and threshold details) – 12 drawings – package updated

**WC compliance Report** (sanitary provision) – Single report updated and 4 drawings added.

**Access statement****Access to Buildings****Site access, routes and surfaces**

- Drop kerbs are provided in appropriate locations along Grafton Way and Huntley Street to allow for level access to and from the site.
- External paving surfaces are suitably slip resistant and falls will be as per external works package.
- Blister paving will be provided at crossing points.
- The pavement widths are dictated by the site boundary and emulate the pre-development widths.
- **The granite sets demarcating the disable bays will have a difference in Light Reflective Value (LRV) greater than 30, as per AD Part M requirements. A supplier has not been appointed but once appointed the colour difference will be applied.**

**External stairs, ramps and handrails**

- All public access points have a level threshold and are Part M compliant.
- The main entrance on the Grafton Way/Huntley street corner and the main entrance to the PPU entrance adjacent to core 3 have a disabled push button action.

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- Public or staff accessible roof terraces access points have level thresholds. Note, level 1 terrace has maintenance access only with stepped access.
- Level 3 Courtyard Building roof terrace has ramped access to and from the atrium and building standards compliant handrailing has been provided.
- References and a drawing have been added to the metalworks package to demonstrate the stair nosing detail which is to comply with AD Part M (i)
- The atrium stair lower landing is circa 1380 AFFL and therefore is easily noticeable. Building users are therefore restricted and deterred from walking under the landing. There is no pedestrian through route around the stairs at the open flight end which is further restricted by glazed screens with manifestation immediately behind the stairs. We therefore feel it is reasonable that further collision protection is not required.

**Hazards on access routes**

- Swing access doors which open outwards has generally been designed out, except for those on a fire route. In these instances, the door façade is recessed back from adjacent facades to provide protection from cross traffic.

**Access into the building****Approach**

- The Main Entrance is clearly visible on the Grafton Way Huntley Street corner with a canopy and revolving door with adjacent accessible single leaf glazed bypass doors.
- The secondary drop-off area entrance doors are centrally located to the drop-off area with a revolving door and two large sensor operated glazed sliding doors.
- Level thresholds and lobby areas are provided with matwells to reduce slip hazards.
- All floor finish materials throughout the building are hard wearing and suitable for wheelchair users. No thick carpet is specified as this is inappropriate for healthcare premises.

**Doors**

- The wheelchair accessible bypass doors at the public entrances to the building will be power assisted.
- The doors and ironmongery will be specified with visual contrast.
- The public entrances to the building are glazed with sufficient framing to provide visual contrast and assist identification of the access doors.
- The main entrance to the corner of Grafton Way and Huntley Street and the drop off area entrance include revolving doors to help met the flow of building visitors whilst controlling the infiltration of outside air. This follows concerns from the Trust from a previous project (Phase 3) where reception staff complained about cold draughts through the sliding doors. Wheelchair access has been provided to both entrances, a set of secondary sliding doors to the drop off area (where trolleys maybe brought through) and two sets of disabled push button activated swing doors to the main entrance area.
- There are three sets of entrance doors which open out onto the pavement (doors ME100/D1, ME100/D3 and FM103/D1). These doors are all fully recessed and set back within the adjacent façade line so the are offset from the pedestrian travel route. See façade door drawings 101001 rev. D and 101003 Rev. D which have notes added to highlight the recessed doors.
- All handles to façade doors have been updated to meet the requirements in AD Part M, see façade door package for added notes and detailed door drawings 100505 Rev. C2, 100506 Rev C2, 100507 rev. B2 and 100509 Rev. B2 which show the typical door handle setting out.

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**Glazed doors and screens**

- Manifestations to glazed doors and sidelights will be installed at 2 levels with sufficient contrast.

**Lobbies**

- All main entrances have lobbies for draft control.
- All lobbies have sensor activated glazed sliding doors for wheelchair accessibility.
- The glazed sliding doors have manifestation at 2 levels with sufficient contrast.

**Horizontal & Vertical Circulation****Entrance atrium and reception area**

- The Reception Desk is clearly identifiable from the Main and Rear Entrances, located to the side of the primary waiting area. It is generously sized with a large space in front providing a clear approach and generous manoeuvring space for wheelchair users.
- An Induction Loop will be provided to the Reception Desk and throughout the building. Induction loops have been allowed for reception desks.
- The floor finish in the Entrance and Waiting Areas is proposed to be terrazzo with appropriate slip resistance.

**Internal doors**

- The majority of internal doors meet Approved Document Part M of the Building Regulations in terms of:
  - opening force requirements
  - location of ironmongery
  - clear widths
  - vision panels
  - 300mm unobstructed space on door pull side of door
- There are several doors into specialist rooms where space is restricted; door widths may have been reduced and the 300mm unobstructed space may have been unable to be provided. These areas have been discussed with UCLH and Building Control and a management system will be put in place.
- Due to the operation of several rooms vision panels have not been provided into these rooms.

**Corridors and lobbies**

- The minimum width of corridors is 1500mm. Projections into this have been avoided.
- All floors in the building are level.
- Doors opening into the corridors have been limited to small stores and risers that are generally away from public areas.
- Lobbies have been designed in accordance with Approved Document Part M (A.D.M) of the Building Regulations.

**Vertical circulation****Lifting devices/ passenger lifts**

- Passenger Lifts are provided to all storeys of the Building.
- The access and manoeuvring space to the lifts meets A.D.M.
- Controls for lifts at call points on floors and within lifts together with handrails will meet A.D.M.
- An emergency communication system will be provided in the lifts.

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**Lifting Platforms/Wheelchair Platform Lifts**

- There are no platform lifts proposed in this project.

**Internal Stairs**

- There are five stair cores in this Building, four serving the main building and one serving the Courtyard Building. There is also an architectural stair located in the atrium.
- The main vertical circulation for semi-ambulant and disabled building users in the main building (excluding the Courtyard Building and atrium) is deemed to be by the passenger lifts.
- The core and atrium stairs have been designed to meet the recommendations for an ambulant disabled stair in A.D.M.
- The Riser and Goings of all flights meet the calculation set out in A.D.K.
- Handrails, floor finishes, visual contrast strips and stair width have all been designed to be in accordance with A.D.M.

**Facilities in buildings other than dwellings****Group Rooms**

- The Group Rooms are multi-purpose spaces for activities such as seminars and practical training sessions. These rooms are wheelchair accessible with a hearing enhancement system.

**Refreshment Facilities**

- At present a zone has been indicated in the layouts on the Ground Floor serving the Main Waiting area however the servicing of the 'café' is being tendered by UCLH and details will not be fully realised until towards the end of the project.
- These facilities will be designed in line with healthcare planning guidance and A.D.M.

**Sleeping Accommodation**

- This hospital provides inpatient service with overnight patient stay.
- All inpatient bedrooms are designed to meet HBN and A.D.M standards.

**Switches, Outlets & Controls**

- The location of all switches, outlets and controls will be located in accordance with Healthcare Guidance & A.D.M.

**Aids to Communication**

- Hearing enhancement systems will be provided throughout the building.

**Sanitary Accommodation****General Provision**

- Shower controls, washbasin taps & door opening furniture have been specified in line with UCLH Trust Standards and are capable of being operated with a closed fist.
- Adequate visual contrast will be provided in all sanitary accommodation to assist the visually impaired.
- Light action privacy bolts and self-closers will be installed to all sanitary accommodation doors.
- Outward opening doors to sanitary accommodation has been avoided due to risk of collision except for accessible facilities that have doors opening inwards.
- Accessible WC's have been provided with doors capable of being opened out in event of emergency.
- Emergency Assistance alarms have been provided in all Accessible WC's and Showers.

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- Cistern flushing will be installed on the transfer side of the Accessible WC and taps on Wash Hand Basins will be located on the side adjacent the Accessible WC for seated operation.
- Public WC's throughout the building are generally unisex, however, separate facilities are provided on the ground floor.
- Male and female staff WC's, changing and shower facilities generally separate at multiple levels.
- A cluster of accessible WC's, baby feed and baby change rooms has been provided close to the main entrance at ground floor level.
- Wheelchair Accessible WC's in accordance with A.D.M. in terms of layout and furnishings are provided in all locations where there is WC provision. HTM 00-02 'Sanitary Accommodation' has also been consulted.
- Best Practice standards of slip resistance will be specified for the floor finishes in the Shower Rooms and Changing Areas.
- Refer to WC Compliance Report for further details.
- There is no specific setting out information for accessible baby change and feeding rooms in AD Part M. However, reasonable measures have been taken to incorporate adequate effective clear width door openings and wheelchair manoeuvring based on other sanitary room types in Part M. All doors to baby change and feed rooms have more than 850mm effective clear width. The baby change room the on the ground floor (ME105) and alternatively on level B3 (PB114) both have unrestricted 1500x1500mm wheelchair turning space. The baby change on level B4 (PB211) is more space restrictive with turning space of circa 800x1500mm. The baby feed room at ground floor level does have 1500x1500mm clear space for turning, however, it is likely to include chairs which will have some impact on the manoeuvring space available in this room. Drawings have been added to the end of the WC report which show the layouts to these rooms and indicate the accessibility aspects as described.