

12.2 Office/light industrial units

Scheme description

The proposals involve demolishing the existing St Pancras Commercial Centre and replacing it with three new buildings ranging in height from five to seven storeys that will re-provide the same amount of industrial workspace while also providing new office space, flexible retail space and thirty-two new homes including affordable housing. At the centre of the development is a new public open space.

Car parking

Landscaping/highways proposals show the installation of three on-street accessible parking bays, two to the north of the residential entrances and one to the south of the office building. This parking is required to meet the Part M4(3)(2)(b) requirement and an agreement is needed with LBC highways to ensure that these bays are implemented.

Cycle parking

Office Cycle Parking is located in the basement area within secure stores. Access is via the rear of the building and utilising the lift core. The space has been designed in accordance with draft London Plan standards and includes a mix of cycle stackers and Sheffield stands in order to accommodate bikes of all types. Mobility scooters will also be able to be accommodated within the cycle storage area.



- KEY
- Office cycle facilities
 - Office plant rooms

Figure 2 :Basement cycle parking with accessible spaces identified

Entrances and exits

The ground floor of the building approached at street level has a series of entrances around the perimeter. Figure 3 illustrates the entrances including;

1. Entrances to residential cores for Buildings A and B
2. Entrance to the office building on Royal College Street
3. Entrances to the light industrial units from the internal street and from St Pancras Way
4. Retail spaces approached from Georgiana Street and the public open space

Precise details of the commercial entrances depend on the tenants' needs but access questions are addressed based on the current proposals.

The units and entrances will be differentiated with lighting, signage and internal fit-outs so that they are clear to the relevant user.

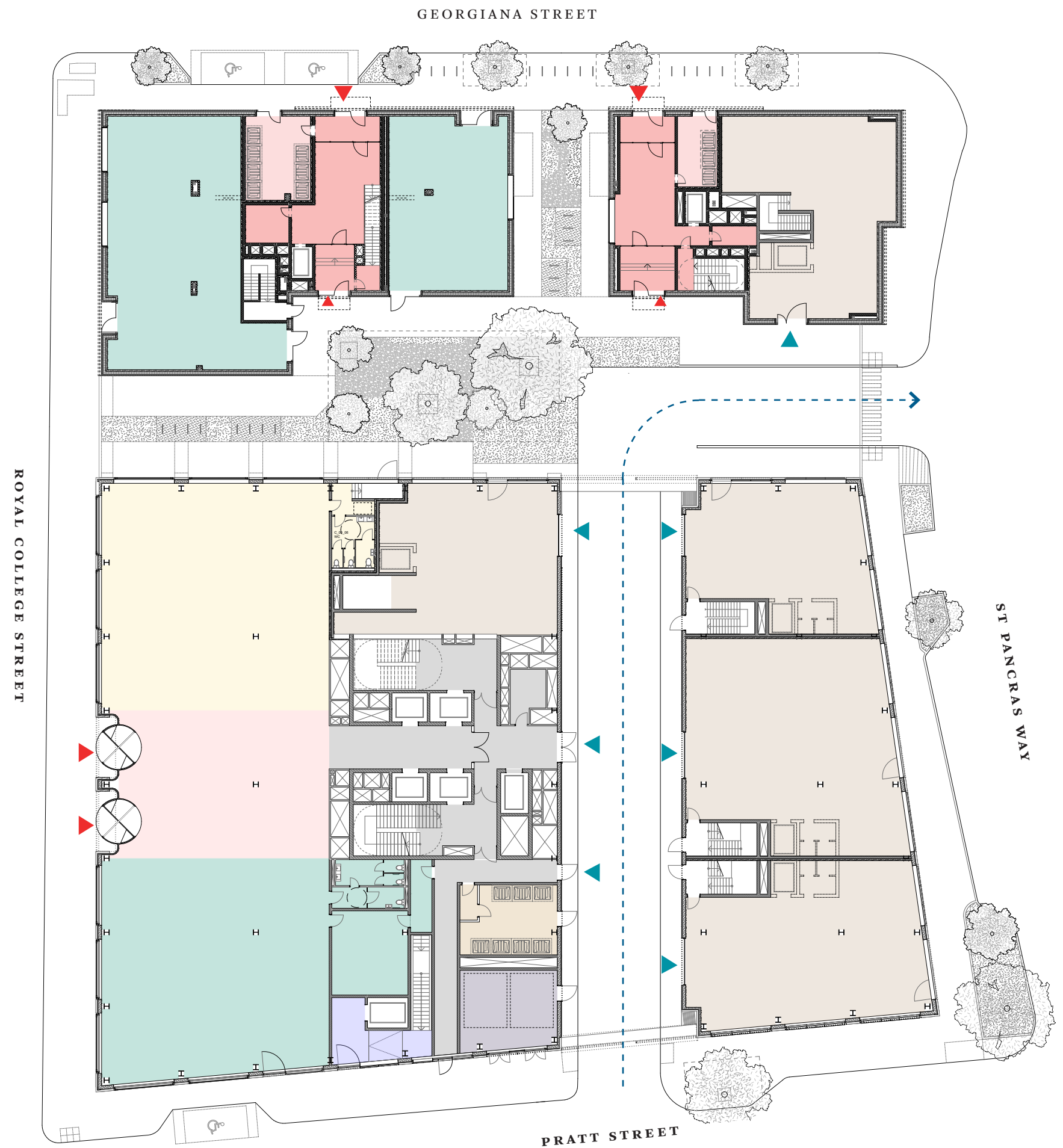


Figure 3: Proposed entrances to the building

Roof terrace access

The sixth floor of the office building has a community space which is accessible via a single escape evacuation lift and staircase with level access to the roof terrace as illustrated in figure 4 below

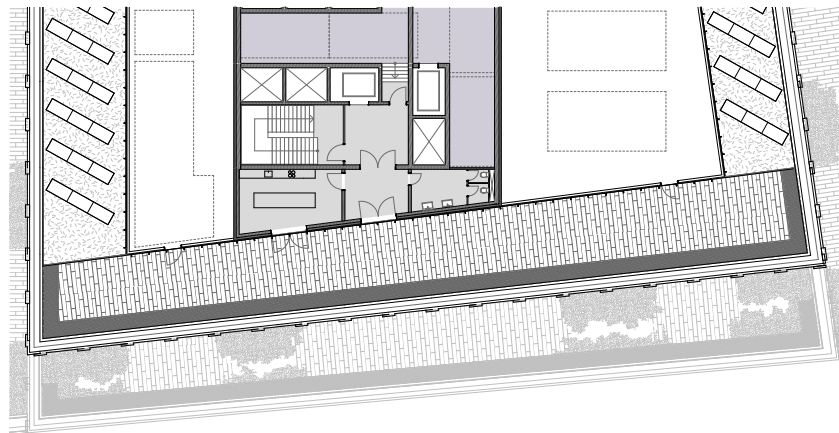


Figure 4 :Proposed level access to the terrace in the office building

Vertical circulation - Office lifts

The office building will have a central core containing four passenger lifts (each 13 person minimum) which will meet the requirements of Part M of the Building Regulations and BS/EN 81-70 2018.

One of the lifts will be an emergency escape lift, which can visit all levels including the sixth floor.

Vertical circulation - Light industrial units lifts

The light industrial units will be constructed without installed lifts. However, the design of the floor slabs will be such that tenants can design their own fit-out incorporating stairs, and a passenger platform lift. The number of passenger trips in these lifts will be small and therefore platform lifts are an acceptable solution to provide flexibility to the light industrial uses of these proposed units. The nature of these lifts will come forward in a building control submission for each of the tenants.

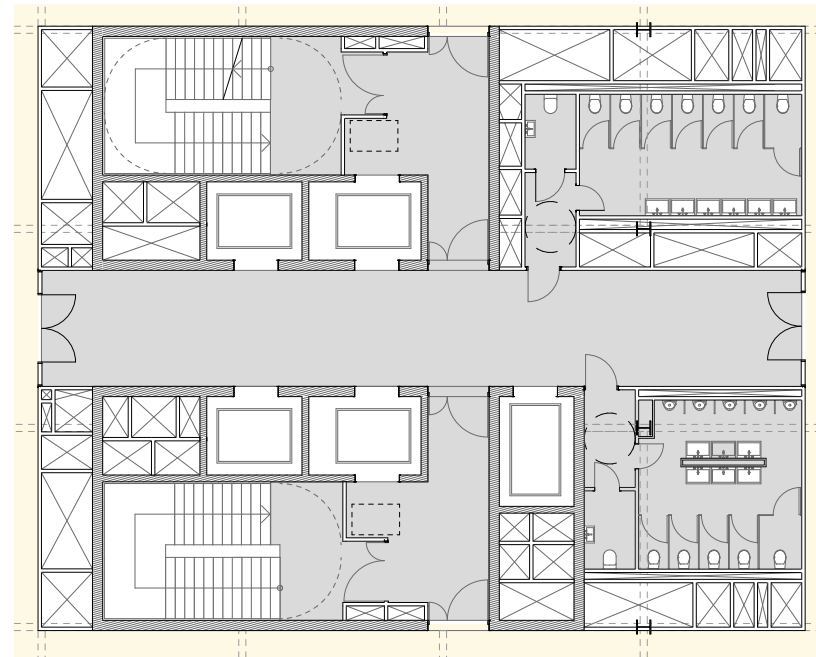


Figure 5 :Passenger lifts in the office core

Stairs

Stairs will meet all aspects of Part M and Part K of the Building Regulations for staircases in the office and in common parts of buildings containing dwellings.

Doors

All main accessible entrance doors will provide a minimum clear opening width of 850mm (1000mm for external commercial entrances (Part M)) 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, powered entrance doors will be utilised.

All internal residential doors will meet the requirements of Part M4(2) (generally 850mm minimum).

Light industrial fire escape doors will open over a pathway.

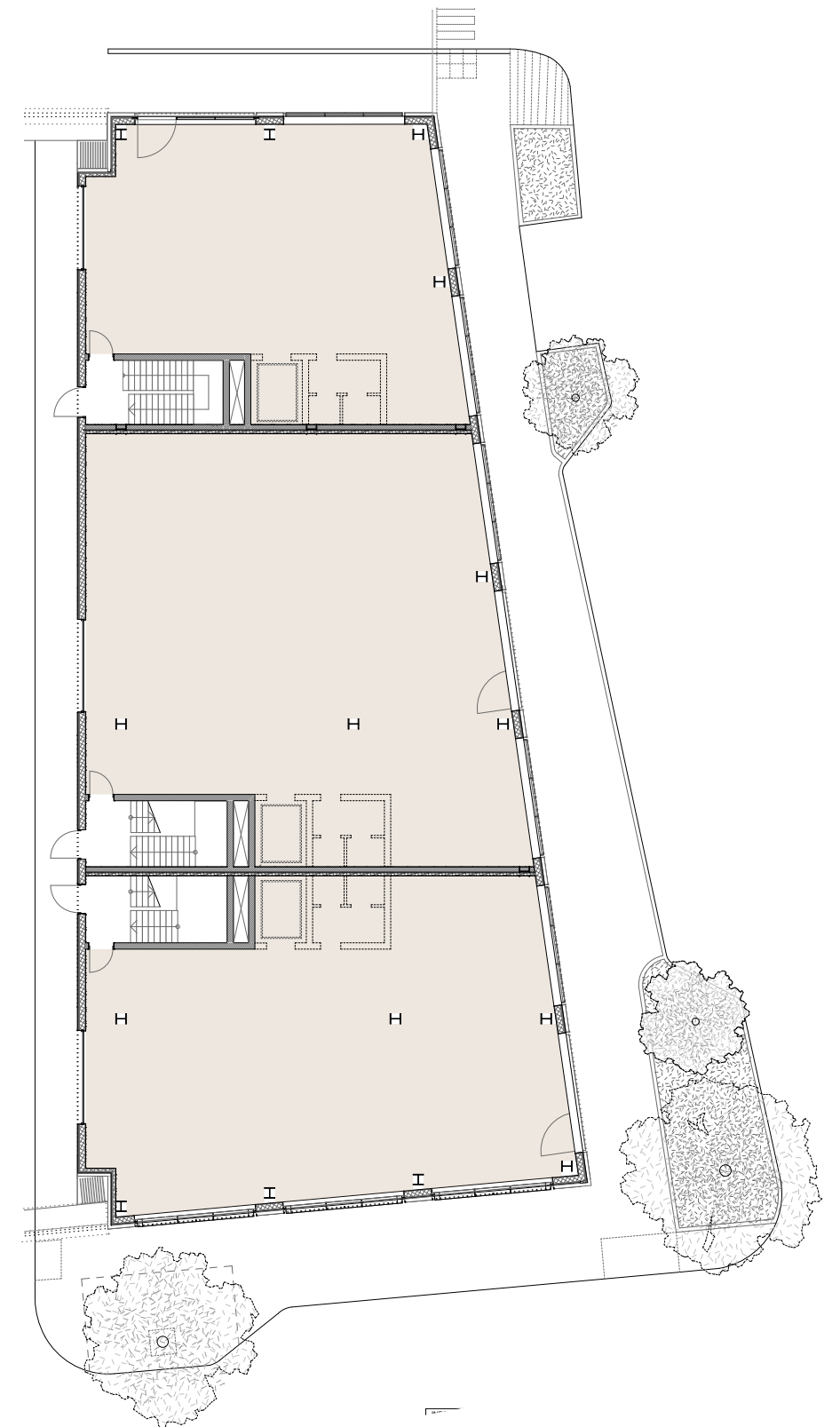


Figure 6: Passenger lifts in the light industrial unit

Office Entrance Doors

The office is entered through two large revolving doors with a central vane. The size of these doors means they can be used by wheelchair and mobility scooter users. When they press a button the rotational speed slows to a safe pace, only speeding back up once they have cleared the entrance doors. This form of door allows all users to enter through the main entrance with no pass doors required.

Floor Finishes

Floor finishes in reception areas will contrast with the walls and provide a slip resistance equal to or greater than 25 PTV when wet.

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:

- retail/commercial/employment;
- lift details;
- signage;

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.

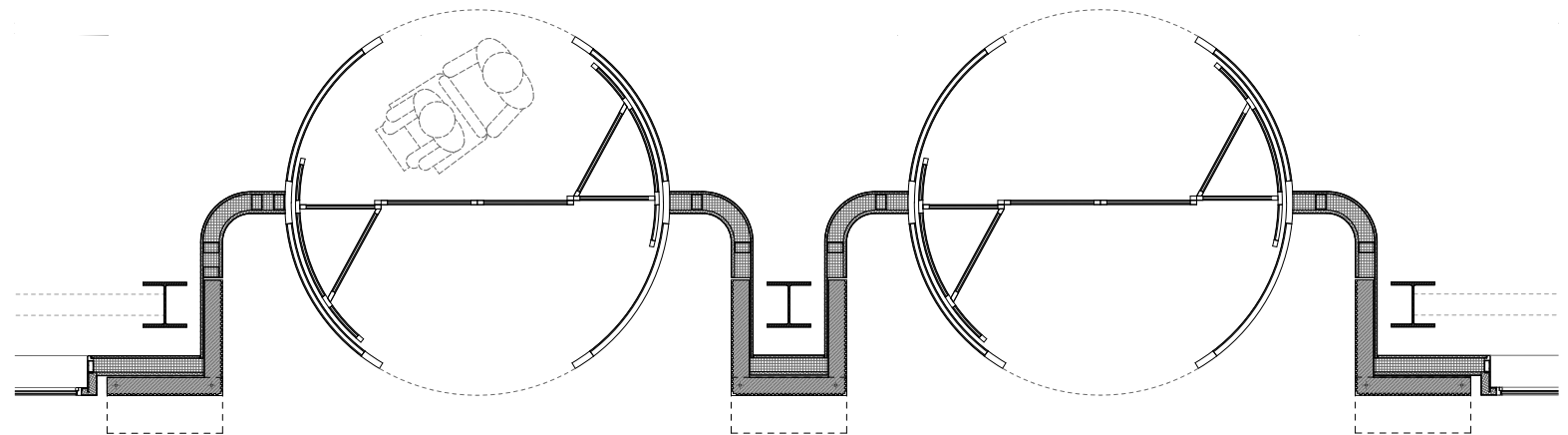


Figure 7: Office entrance doors

12.3 Residential units

Residential units throughout the development will meet Part M4 of the Building regulations and will take the form of two types

- 30 of the units will achieve Part M4(2) Accessible and Adaptable Dwellings
- 2 of the units will achieve “Wheelchair User Dwellings” M4(3)(2)(b)

This level of provision has been agreed with LBC and reflects the fact that the M4(3)(2)(B) apartment in the affordable housing is a very large four-bedroom unit.

Cycle parking

Residential Cycle Parking is located in the basement area within secure stores related to each of the provided buildings.

The space has been designed in accordance with draft London Plan standards and includes a mix of cycle stackers and Sheffield stands in order to accommodate bikes of all types.

Mobility scooters will also be able to be accommodated within the cycle storage area.

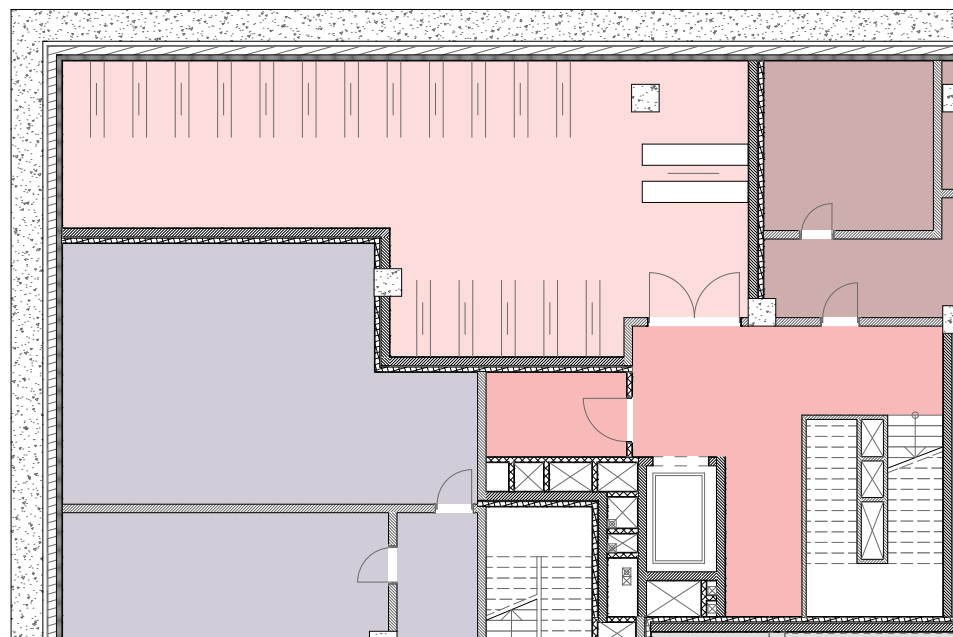


Figure 8 :Basement market residential cycle parking with accessible spaces identified

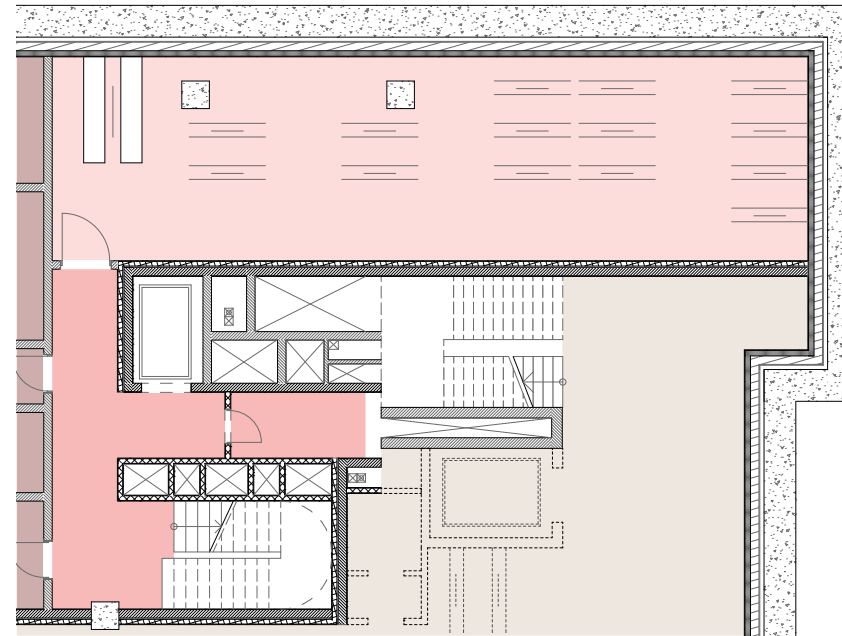


Figure 9 :Basement affordable residential cycle parking with accessible spaces identified

Vertical circulation - Lifts

Each residential building will have a central core containing a single passenger lift (each 13 person minimum) which will meet the requirements of Part M of the Building Regulations and BS/EN 81-70 2018.

The lifts in each residential core will be Fire Fighting and suitable for assisted evacuation of disabled users in line with the London Plan.

These cores are located to give easy access to all parts of each floor (generally centralised). In all main circulation cores, the escape stairs and lifts are positioned in close proximity to each other to ensure routes for lift and stair users are not separated.

Vertical circulation - Stairs

Stairs will meet all aspects of Part M and Part K of the Building Regulations for staircases in the office and in common parts of buildings containing dwellings.

The stairs for residential use will also meet Part M4(2) requirements.

Part M4(2) accessible and adaptable dwellings

Part M4(2) is a set of guidelines to assist housing developers to produce properties that can respond to the changing needs of their occupants. In brief this includes the following (not exhaustively described) features:

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- Level access from the site to the front door
- External front doors with a 1500mm x 1500mm landing & level thresholds
- Internal front doors with a minimum of a 1200 x 1200 landing and a 1200mm corridor and level thresholds and internal circulation with a nib of 300 maintained for a distance of 1200mm behind the door
- Internal doors with 300mm clear open reveals and level thresholds
- Good internal circulation space in all areas
- Ground floor accessible wc's in duplexes and entrance level accessible wc's in apartments (often accommodated in the main bathrooms) with outward opening doors
- Relatively generous internal doorways and corridor widths
- Bedrooms with generous circulation routes
- Bathroom designs that will enable later adaptation to shower wet-room and allow the installation of mobility aids such as handrails
- Height of living room glazing at 800mm or lower, with easy operation window catches and controls (sockets etc)

Part M4(2) clarifications

Part M4(2) is a fairly recent change to the regulations (2015). Generally experience in delivering these types of dwellings have produced the following clarifications;

- Bedrooms (and all other M4(2) rooms) need only satisfy the regulations showing a suitably sized bed from Appendix D of the regulations, and therefore do not need to show all of the furniture shown in the appendix or other regulations;
- Inward opening bedroom doors can clip the 750mm bed circulation space as it is assumed that the door will be closed when the circulation space is required;
- If a bedroom has two opening windows, then the 750mm circulation route need only gain access to one of them;
- If a wc is provided in a bathroom per Diagram 2.7 then it is

acceptable for the door to open inwards, subject to the bathroom layout conforming to Diagram 2.7 and providing sufficient space, and providing that the door can be easily re-hung to open outwards.

All the unit types within Building A proposals have been checked against the Part M4(2) criteria and have been found to comply with the criteria.

Part M4(3) wheelchair user dwellings

Part M4(3) of the building regulations addresses the needs of wheelchair users and therefore what are termed “Wheelchair Homes”. The section largely defines two types of wheelchair user dwellings

- M4(3)(2)(a) Wheelchair Adaptable and
- M4(3)(2)(b) Wheelchair Accessible

The difference between the two is

- Part M4(3)(2)(a) are designed such that they are simple for a wheelchair user to adapt the apartment to make it a liveable space for their needs, but the apartment may go through several generations of occupier who are not wheelchair users. Market units can only be required to meet this standard.
- Part M4(3)(2)(b) are designed to accommodate a wheelchair user from the moment that they are constructed and these are delivered at the request of the Local Authority to house an identified wheelchair user.

Part M4(3)(2)(a) therefore allows developers to deliver a dwelling that may be attractive for a non-wheelchair user, and is then adaptable at a later date for a wheelchair user’s particular needs. In both buildings, one of the units will be a Part M4(3)(2)(b) unit.

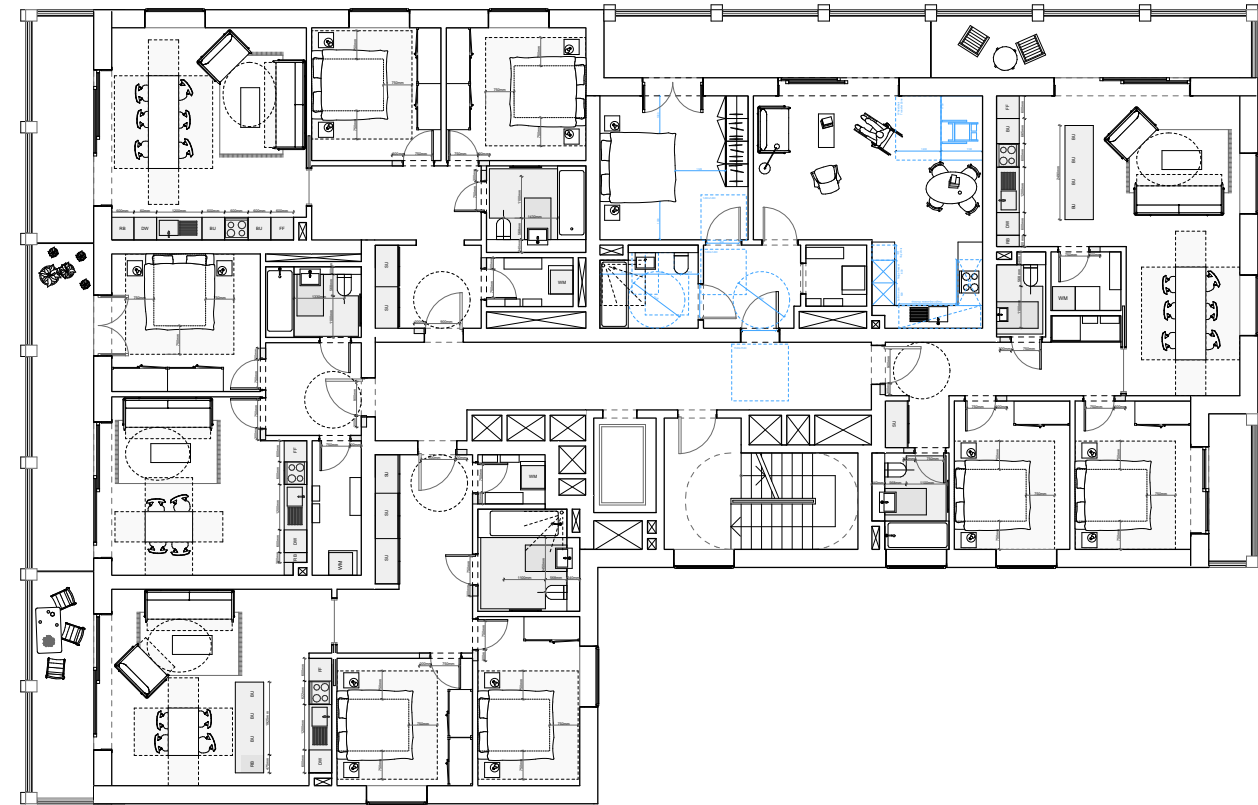


Figure 10: Market residential block showing lifts in the core and Wheelchair Adaptable Apartment

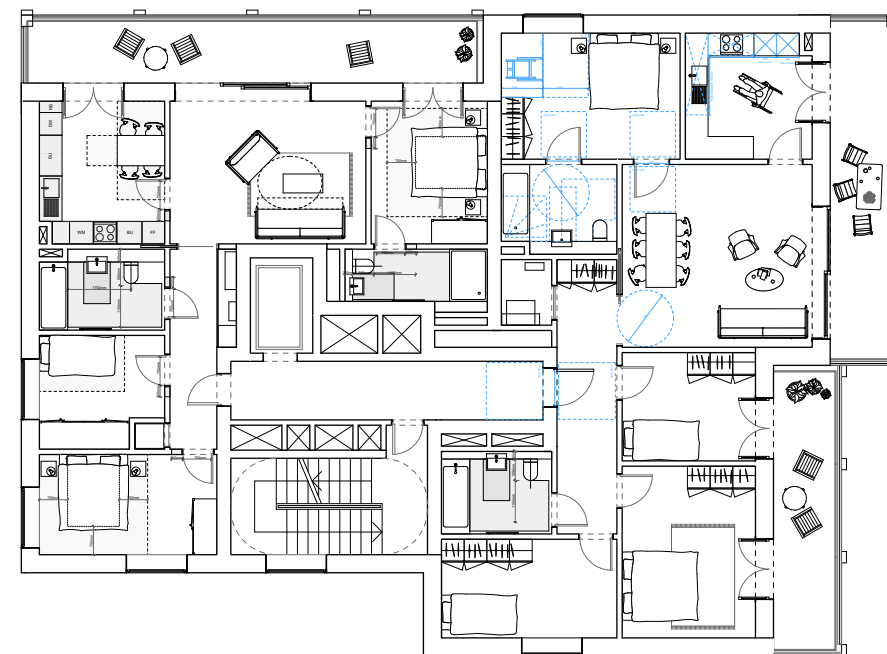


Figure 11: Affordable residential block showing lifts in the core and Wheelchair Adaptable Apartment

Part M4(3) clarifications

Part M4(3) is a fairly recent change to the regulations (2015) Generally experience in delivering these types of dwellings have produced the following clarifications;

- If a wc is provided in a bathroom to Diagram 3.15, 3.16 or 3.17 then it is acceptable for the door to open inwards, subject to the bathroom layout conforming to one of the diagrams and providing sufficient space, and providing that the door can be easily re-hung to open outwards.
- Inward opening bedroom doors can clip the 1200mm and 1000mm circulation space as it is assumed the door will be closed when the circulation space is required;

Wheelchair accessible apartments have been located in both residential buildings.

12.4 Building conclusions

The proposed buildings will provide accessible residential accommodation that meets the requirements of Part M4.

12.5 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.

13.0 Area schedule

Targets for the proposed land use have been set in dialogue with Camden. The housing represents 19% of the uplift in area of the scheme. The affordable housing is 44% of the total housing provision. Approximately 3300m² of light industrial space is provided and the total nett internal area of office space is approximately 10,940m².

Total	A1/A3	B1(a)	B1(c)	C3 (market)	C3 (affordable)
NIA	732	10,939	2,622	1,453	1,048
GIA	765	16,345	3,297	2,251	1,783
Total NIA	16,792	Existing GIA	3,196	44% affordable provision	
Total GIA	24,442	Residential	19% uplift		

NIA	A1/A3	B1(a)	B1(c)	C3 (market)	C3 (affordable)
6	-	-	-	-	-
5	-	1,330	-	-	212
4	-	1,931	-	358	209
3	-	2,445	-	365	209
2	-	2,445	-	365	209
1	-	2,445	-	365	209
MEZ	-	-	299	-	-
0	730	343	965	-	-
-1	-	-	1,358		
Total NIA	730	10,939	2,622	1,453	1,048

GIA	A1/A3	B1(a)	B1(c)	C3 (market)	C3 (affordable)
6	-	357	-	-	44
5	-	1,724	-	44	270
4	-	2,326	-	430	270
3	-	2,855	-	453	270
2	-	2,855	-	453	270
1	-	2,855	-	453	270
MEZ	-	-	343	-	-
0	765	1,224	1,353	145	131
-1	-	2,149	1,601	273	258
Total GIA	765	16,345	3,297	2,251	1,783

