

Access and Inclusivity Report

Building S3

King's Cross Central
General Partner Ltd

October 2019

**KINGS
CROSS**

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King's Cross Central: Building S3

Access & Inclusivity Statement

Prepared by All Clear Designs Ltd

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1	27.09.19	First Draft
2	14.10.19	Second Draft

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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 in Building S3 and its associated public realm located within the King's Cross Central (KXC) Development site.

This statement has been prepared to accompany the Building S3 Reserved Matters submission, which includes the surrounding public realm as shown on Site Location Plan in Figure 1 below.

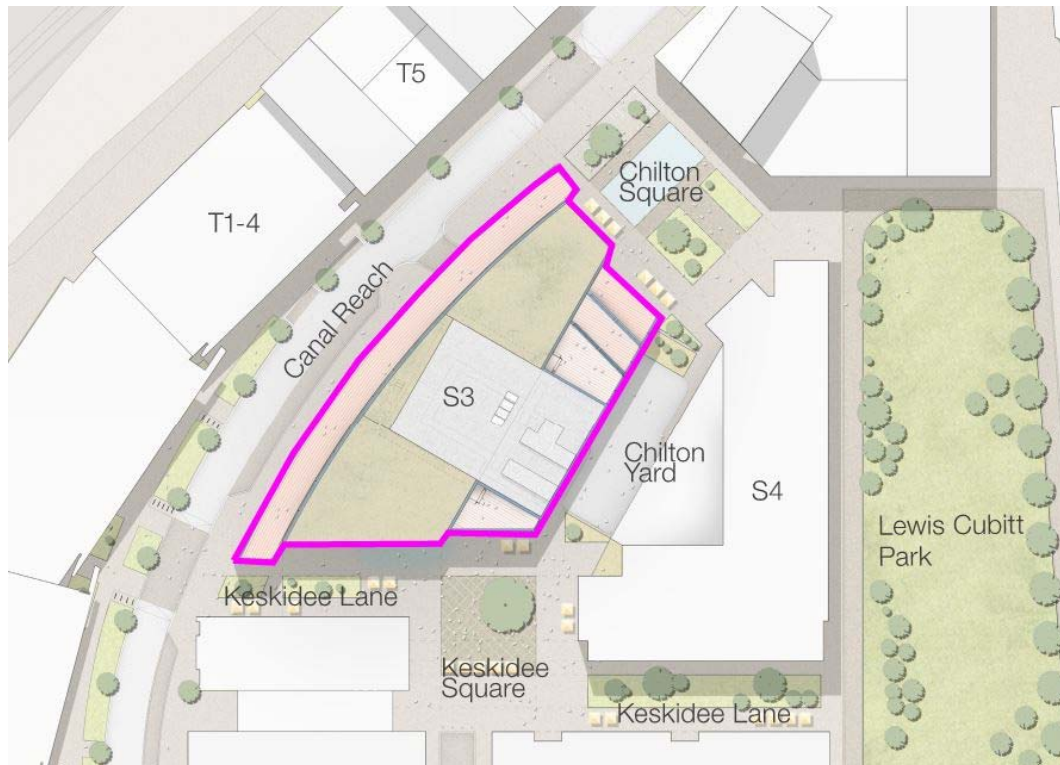


Figure 1 Building S3 location plan with the reserved matters boundary in purple.

Both the proposed building and the surrounding public realm are located within Development Zone S in the north-west portion of the KXC development.

Building S3 is conceived as an office building, with flexible commercial and retail uses at ground floor. Designed as a key piece of the King's Cross Central masterplan, the building fulfils an important civic role due to its prominence on Keskiddee Square and Chilton Square. These squares form two new spaces within the public realm of the Development Zone S of KXC.

The proposed building is a high-quality, mixed-use building that positively contributes to its immediate and wider context. The building comprises nine office floors of flexible B1 office space. At ground floor, the office entrance creates an engaging edge

to Kescliffe Square, and retail usage activates the surrounding streets and public realm.

This statement has been prepared in response to discharge Condition 19 (Access Statement) of the KXC Outline Planning Permission ('the Outline Planning Permission'), granted in December 2006 (with ref. 2004/2307/P) and Section V of the associated Section 106 Agreement on Access and Inclusivity.

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 which will accompany the building regulations application for the buildings. 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 have been incorporated within the proposals for Building S3 and associated 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.

This statement does not cover operational aspects in detail, (addressed during Building Regulations approval), 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 Allford Hall Monaghan Morris Architects ('AHMM') and Townshend Landscape Architects ('TLA').

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; and
- 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).
- London Cycling Design Standards (LCDS) TfL 2014

It is also necessary to observe reasonable functional and financial practicalities and to take into account the nature of this and its neighbouring buildings. 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, play equipment, 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 cost implication of this is reduced to a minimum.

1.6 Consultation

The proposals were presented to and discussed with the King's Cross Design and Access Forum at a meeting held on the 24th September 2019. These meetings have been developed as a method of ensuring that there is adequate user input into the design development process ahead of the planning submission.

Issues raised at this meeting have been noted and where possible, incorporated into the scheme, for example:

Questions	Responses
Will there be accessible cycle facilities?	Accessible cycle storage has been provided in

	<p>the ground floor cycle facility. Currently spaces have been provided for two mobility vehicles.</p> <p>The comment emphasised that there may, in the future, be more and more mobility vehicles, and the design response is that this could easily be accommodated in this design because of the flexibility of the carry in cycle spaces and the degree of provision.</p>
No further questions were raised relating to access for disabled people.	

Further details are provided in the full assessment of the proposals set out in Section 2.0.

2.0 Public Realm

The proposals also include a strip of paving to the north west of the building alongside Canal Reach, Chilton Lane running through the footprint of the building to Chilton Yard, where the loading bay for Building S3 is located. The other areas of landscape have been granted in previous planning applications.



Figure 2 Proposed landscaping around Building S3

2.1 Materials

The public realm area will have a consistent palette of materials which have been utilised throughout the KXC scheme to provide a coherent and navigable landscape, whilst reinforcing pedestrian routes and crossings.

Paving already exists along Canal Reach and this will be continued up to the threshold of the building.

The service route to Chilton Yard will be blacktop to emphasise the service road nature of this area.

Chilton Yard will be granite stone sets laid in accordance with Part M of the Building Regulations.

The paved areas around the building will consist of sandstone pavements along Canal Reach.

2.2 General Levels

The change in level along Canal Reach across the curved façade of the building is approximately 350mm over a travel distance of approximately 58 metres. This produces a slope of approximately 1:160 which is extremely level.

Across the Keskie square elevation there is a change in level of approximately 900mm over a distance of approximately 55 metres, again producing a slope of approximately 1:60 which is considered level.

2.3 Threshold Treatments

All thresholds onto the public realm, terraces and roof terrace from the buildings will be flush, with no more than a 15mm level change, and with joints of no more than 10mm wide. Where possible, thresholds between materials will also have a visual contrast (using different materials) to assist people with visual disabilities.

2.4 Street Furniture

Cycle stands and seating units have generally been located to discourage movement across the service yard.

2.5 Security and Lighting

A comprehensive CCTV system will form part of the estate wide management strategy which will considerably improve user security across the site. The area will also be regularly patrolled by members of the estate management team throughout the day.

A lighting scheme will be developed to deliver light levels which support the safety initiatives in the area, and navigation by people with visual disabilities.

2.6 Wayfinding

Navigational signage for the area has not yet been detailed. Much of the signage will be specified according to normal highway standards although there will also be signage that will form part of an overall Wayfinding Strategy across the KXC site.

3.0 Building S3

3.1 Building S3

Building S3 is conceived as an office building, with flexible commercial and retail uses at ground floor. Designed as a key piece of the King's Cross Central masterplan, the building fulfils an important civic role due to its prominence on Keskidee Square and Chilton Square. These squares form two new spaces within the public realm of the Development Zone S of KXC.

The proposed building is a high-quality, mixed-use building that positively contributes to its immediate and wider context. The building comprises nine levels of flexible B1 office space over the ground and mezzanine levels. At ground floor, the office entrance creates an engaging edge to Keskidee Square, and retail usage activates the surrounding streets and public realm.

Office occupiers are provided with secure cycle parking on the ground and the mezzanine level contains associated showers and changing facilities.

3.2 Parking

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

The proposed Building S3 has accessible off street parking located within the Chilton Yard which are approximately 45-65 metres from the office entrance.

3.3 Entrances and exits

Proposed Building S3 will have several entrances (as shown on Figure 3);

- The main office entrance, in the form of a lobby with sliding doors, is located on the north side of Keskidee Square;
- Several retail units have entrances at the periphery of the building, one from the north side of Keskidee Square, and two from the south side of Chilton Square, and a third on Canal Reach;
- The cycle parking and facilities entrance is from Canal Reach.

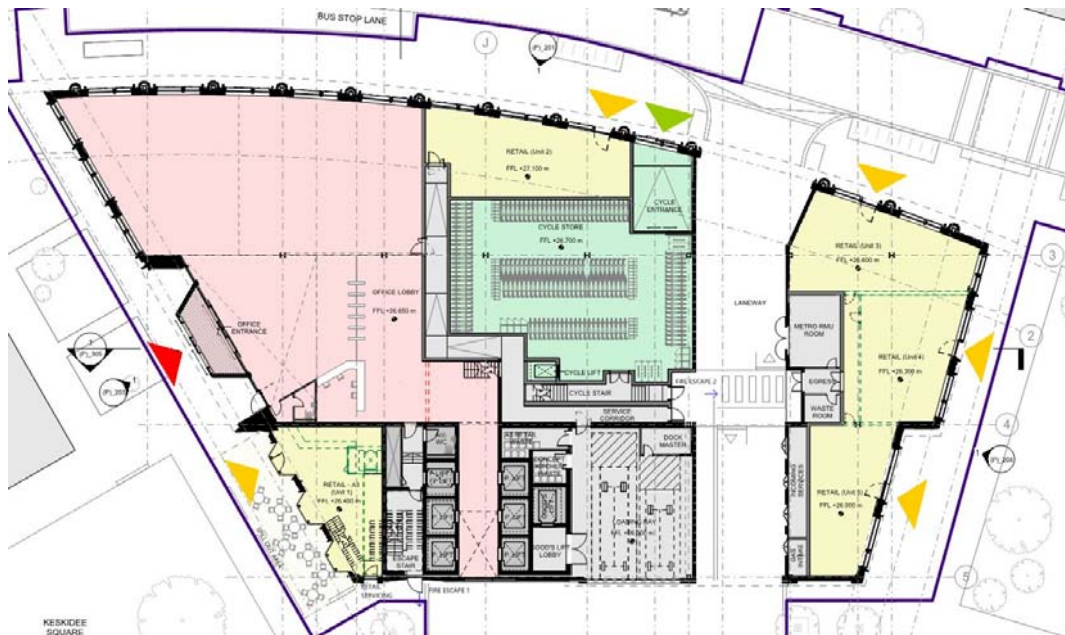


Figure 3 Proposed S3 entrance locations: red for main office, orange for retail and green for cycles

Entrances will provide level thresholds and solid entrance matting. The various entrances will be clearly articulated within the building elevation using lighting, materials and decoration.

The entrances will be differentiated in their lighting, (which will change throughout the day and night), décor and style and feel to ensure that they are easily located and differentiated.

Glazed doors and screens will have manifestation to meet the guidance in Part M/K.

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

3.4 Threshold Treatments

All external material thresholds will be flush and materials will have no more than a +/-5mm level change over the surface and joints of no more than 10mm wide.

Outside/inside thresholds will have a height/upstand no more than 15mm. Where possible, thresholds between materials will also have a visual contrast to assist people with visual disabilities.

3.5 Vertical Circulation

3.5.1 Lifts

Office Lifts

- The office use is served by a bank of 6 large passenger lifts (Shown in figure 5 below) that have car sizes of approximately 1800mm by 2200mm and will serve levels 0 to 9;
- One of the passenger lifts is an emergency evacuation/fire-fighting lift and this serves all levels up to level 9;
- The mezzanine floor is served by two of the passenger lifts, of which one is the fire-fighting lift.
- The ground floor and Mezzanine floors are connected by a dedicated passenger lift
- An additional goods lift serves from Ground to level 9.

All lifts will meet or exceed the requirements of Part M of the Building regulations and BS/EN 81-70 2018.

The retail area also has provision for a lift that connects the ground and mezzanine levels, (illustrated in dashed lines) to allow tenants to install a lifts as part of future fit-outs.

3.5.2 Stairs

The proposed building incorporates two principal accommodation/circulation/escape stairs within the central core. These address all floors, from Ground to Level 9. These staircases will meet all aspects of Part M and Part K of the Building Regulations and BS8300 guidelines for use by people with ambulant and visual disabilities.

3.6 Doors

All main entrance doors comprise pairs of sliding doors in a draught lobby configuration.

All 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.

3.7 Internal Floor Finishes

Floor finishes in the internal public areas will provide a slip resistance equal to or greater than R10 (to meet DIN51130:2004).

3.8 Sanitary Accommodation

Accessible WC accommodation has been provided throughout the building;

3.8.1 Reception

An accessible WC has been provided behind the office reception area. This Accessible WC is sized to allow an inward opening door to meet BS8300:2018.

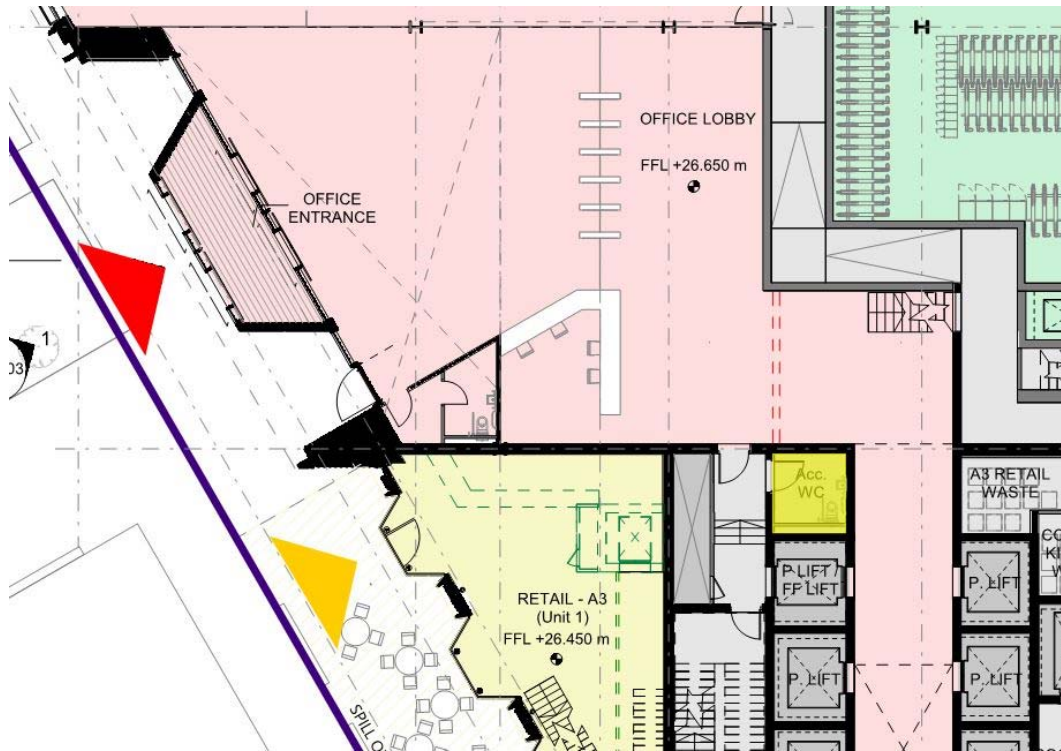


Figure 4 Proposed S3 reception AWC marked in yellow

3.8.2 Core

Accessible toilet accommodation has been provided throughout the core of the building on every floor. People with mobility disabilities are accommodated in the unisex cubicles.

On each floor an Accessible WC is alternately handed (handed = the side that the WC is located, left handed or right handed) and will comply with Part M of the Building Regulations and BS8300:2018 for an inward opening door arrangement as illustrated in Figure 5 below.

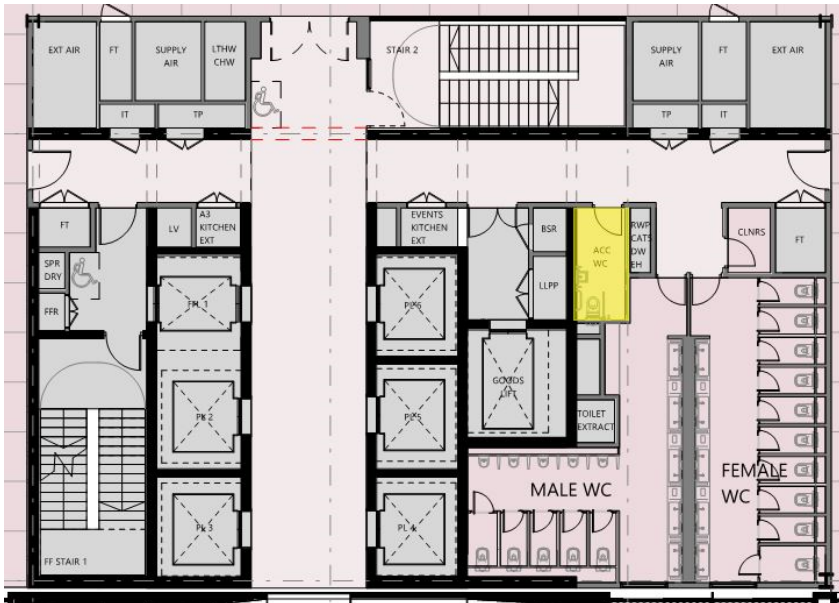


Figure 5 Proposed S3 core accessible WC locations

3.8.3 Accessible Showers

An accessible WC/Shower facility has been provided within the Cycle Parking and Facilities area on the mezzanine Level and will meet the Part M requirement for a cubicle of 2400mm by 2500mm. This is highlighted in Figure 6 below.

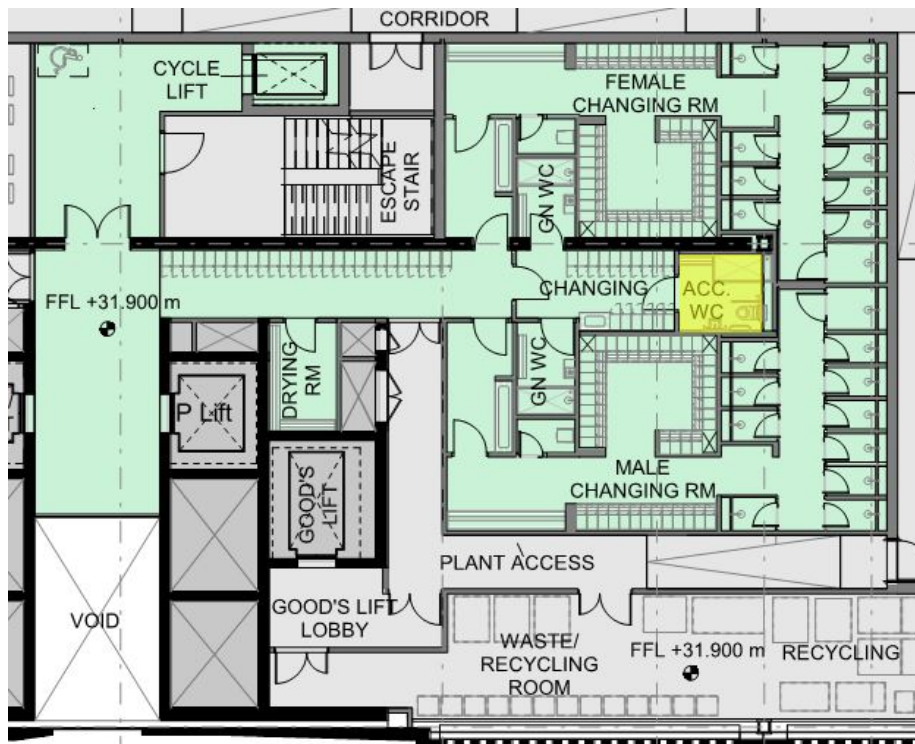


Figure 6 Accessible Cycle Change and Facilities shower/change Accessible WC

3.9 Escape Arrangements

3.9.1 General Arrangements

Areas of refuge to, BS9999:2008 Code of practice for fire safety in the design, management and use of buildings to accommodate disabled people have been provided at all levels within the core designs.

Management procedures will be put in place by the operator and the estate management to ensure that refuges are checked in the event of an emergency and/or for staff to respond to a disabled person in the refuge.

Staff will be suitably trained to assist disabled people and to assist with use of evacuation chairs where provided.

Operator and estate management policy, procedures and practices will be developed together with a means of escape strategy for disabled people, whether staff or visitors. Personal Emergency Egress Plans (PEEP) for individual disabled users will be developed as required.

3.10 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
- service counters
- sanitaryware selection and layouts
- fire alarm details
- lift details
- toilet layout 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.

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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