

The Network Building,

95-100 Tottenham Court Road and 76-80
Whitfield Street, 88 Whitfield Street
London W1T 4TP

Outline Application

Access Statement

November 2020

Architects

Piercy and Co
Centro, 39 Plender St
London NW1 0DT

Clients

Derwent Valley Property Developments
Limited

Proudlock Associates

PO Box 55248
London
N22 9DY

Tel: 0845 130 1669

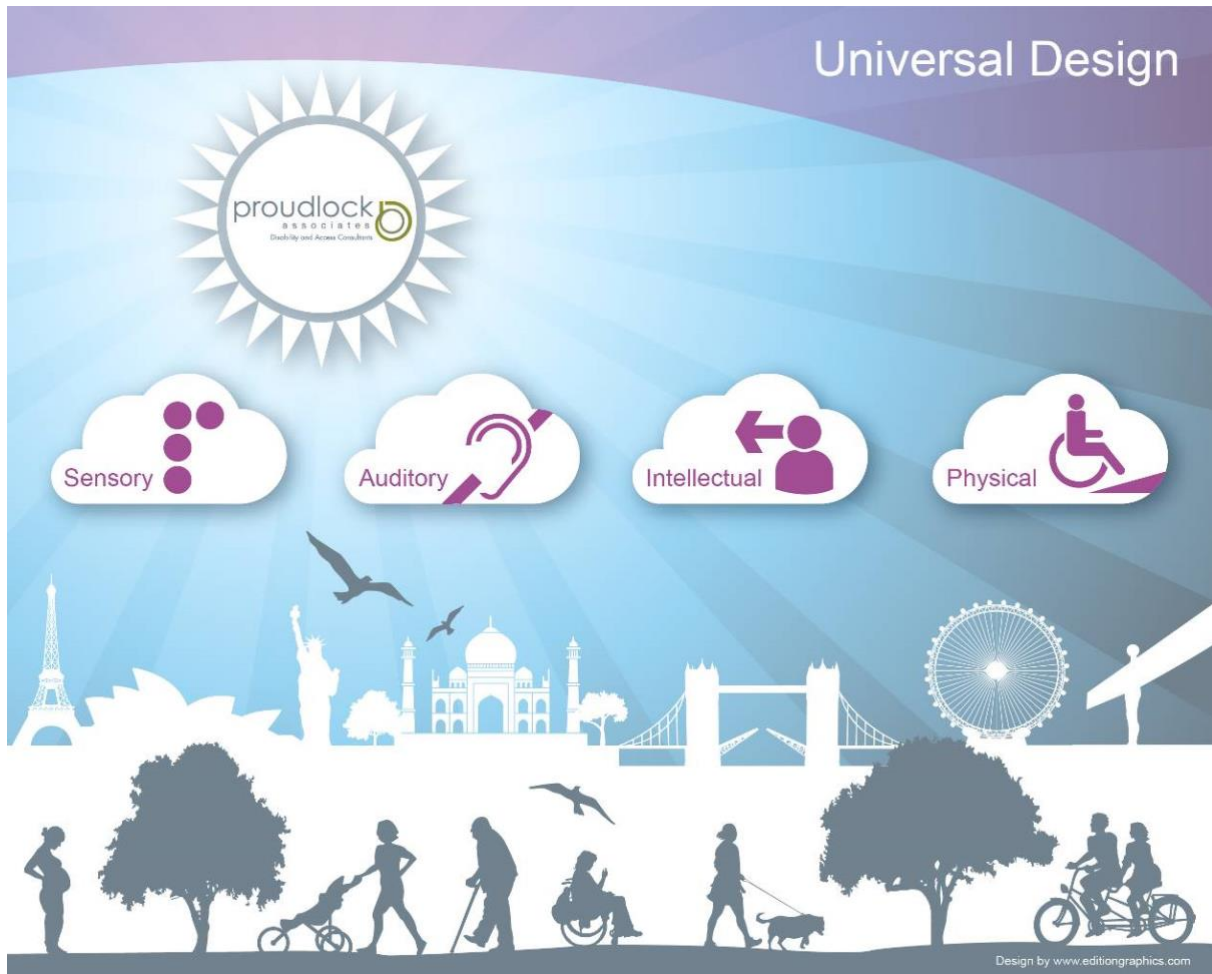
E-mail: tracey@proudlockassociates.com

Website: www.proudlockassociates.com

Author: Brenda Puech NRAC,

Date 12 November 2020

Universal Design



Copyright Proudlock Associates.

All rights reserved.

This report may not be copied or reproduced by any means without prior written permission from Proudlock Associates. If you have received this report in error, please destroy all copies in your possession or control and notify Proudlock Associates.

This report has been prepared for the exclusive use of the commissioning party and unless otherwise agreed in writing by Proudlock Associates, no other party may use, make use of or rely on the contents of this report. No liability is accepted by Proudlock Associates for any use of this report, other than for the purposes for which it was originally prepared and provided.

Opinions and information provided in the report are on the basis of Proudlock Associates using due skill, care and diligence in the preparation of the same and no guarantee is provided as to their accuracy. It should be noted that no independent verification of any of the documents or information supplied to Proudlock Associates has been made.

This report can be provided in large print or Braille on request.

A 3D rendering of a modern, metallic interface. At the top, the word "Welcome" is displayed in large, orange, 3D block letters. Below it, a row of approximately 15 silver, cylindrical buttons is arranged in a slightly curved line, receding into the distance. The background is a light blue and white grid pattern, suggesting a digital or architectural environment.

Welcome

Contents

1	Access Statement: Outline	
1.1	Introduction (Background and Summary)	Pages 4
1.2	Access features summary	Page 5
1.3	Philosophy and Approach to Inclusive Design	Page 6
1.4	Sources of Advice and Guidance	Page 6
2	Consultation	Page 8

Section 1: Introduction

1.1 Access Statement

The Network Building

Main Contact: Piercy and Co Architects, Plender Street, London NW1

Applicant

Derwent Valley Property Developments Limited

Site

The Network Building (95-100 Tottenham Court Road and 76-80 Whitfield Street), 88 Whitfield Street

The application site occupies the southern half of the block bounded by Tottenham Court Road on the east, Whitfield Street to the west and Howland Street to the south.

The existing building is a six-storey office building with retail units at ground level.

CONSERVATION AREA - No

LISTED BUILDING - No

Site Area – 0.22 Ha or 2170sqm

Policy Designations

The site is located within the Central London Activities Zone, and the Tottenham Court Road side of the building is within a Central London Frontage. The site is also within the Fitzrovia

Area Action Plan (2014) (FAAP). The majority of the site (the eastern end) is located within a LVMF protected view 2B (Parliament Hill to Westminster)

Purpose of Statement

This Access Statement has been prepared in support of the planning application for the proposed development at the Network Building, (95-100 Tottenham Court Road and 76-80 Whitfield Street), 88 Whitfield Street, London W1T 4TP on behalf of Derwent Valley Property Developments Limited.

It consists of material relevant to:

- Outline Application (applying to both schemes)
 - Reserved Matter Submission 01 (Details that are specific to the Office scheme)
 - Reserved Matter Submission 02 (Details that are specific to the Lifescience scheme)

Description of development

Demolition of the existing building and construction of a new building to provide for a maximum of 17275 sqm (GIA) of E class use floorspace along with details of access, scale and landscaping and other works incidental to the application (layout and appearance reserved).

1.2 Access Summary

The Network Building development has significant access features as follows:

- It provides widened footways to Tottenham Court Road, Whitfield Street and Howland Street, with smooth, level and firm surfaces, and step-free access.
- Curved building corners provide a wider, more generous public realm helping pedestrian flow.
- Accessible cycle parking with step-free access via a large dedicated cycle lift, is provided along with accessible amenities and facilities for cyclists including lockers, showers and WC facilities at basement level.
- The main entrance on Howland Street is recessed to provide shelter from the weather, centrally located and easily distinguishable on the façade.
- Revolving doors are supplemented by two automatically opening swing doors at the entrance.
- An evacuation/ fire-fighting lift in the central core provides independent and dignified means of escape for disabled people unable to use stairs.
- Four generously sized passenger lifts in the main core in addition to the fire-fighting /evacuation lift.
- A wheelchair accessible toilet is provided at each level and ambulant accessible toilets provided wherever standard toilets are provided.
- A wheelchair accessible toilet and shower facility is provided at basement level for cyclists and building staff.
- Accessible roof terraces are provided at higher levels.

Inclusive design intent of scheme

This Access Statement explains the design of the intended development in the context of the disability-related aspects of the Equality Act 2010 and explains how the new development will meet the relevant standards through a combination of design and management as appropriate.

The Statement is structured to provide an overview of how the proposed design meets or will meet technical aspects of the regulations, specifically the Approved Document M of the Building Regulations Part M (AD M) Volume 2, 2015; this makes reference to Part K of the Building Regulations and these parts are also covered in this report. Where further design details have yet to be provided or decided, considerations are given as guidance for the developer: In many cases best practice in inclusive design can be achieved relatively easily with advice given in adequate time; Such further guidance is mainly taken from resources such as BS 8300: 2018 Volumes 1 and 2 (BS 8300), other resources are used and listed.

The need to meet the Equality Act 2010 (the Act) is an evolving process centred on making 'reasonable' adjustments. It is facilitated by providing best practice in the design or refurbishment in the first instance. The Act covers visitors and employees, but it is not prescriptive in its recommendations to improve accessibility or provide inclusion and as such compliance with the Act cannot ultimately be determined as only tangible standards set out in guidance documents such as AD M or BS8300 can be referred to for compliance.

Sometimes, although the building may be meeting Part M or BS 8300, further reasonable adjustments under the Act may have to be made to meet disabled peoples' needs. Some of these adjustments are management practices and staff may need to be prepared to make them in order to meet the duties bestowed upon the organisation by the Act.

Design standards

Service providers carrying out their functions do not have to remove or alter a physical feature of a building for a period of 10 years from construction or installation if it accords entirely with the relevant objectives, design considerations and provisions in Approved Document M of the Building Regulations. There may still be a need to consider a reasonable means of avoiding the feature.

1.3 The Philosophy and Approach to Inclusive Design

The developer embraces inclusive design and will follow this Access Statement through design by adherence to leading material available to endeavour to provide for and improve on the Building Regulations Part M and Approved Document M, referring also to British Standards, and Codes of Practice (See References) in the design process. Since 2015, Part M refers to compliance being met where there is compliance with Part K for some elements: in this access statement, where it is not explained more fully, Part M compliance means also meeting the relevant parts of Part K and vice-versa.

The developer is committed to ensuring that the facilities provided will give all building users the opportunity to participate independently whatever their use of the building, and maximize their individual abilities while enjoying safe and, wherever possible, independent participation.

The obligations of the Equality Act 2010 have been greatly facilitated in the proposed design. Inclusive provision has been made in order to strive towards participation by everyone. These actions may later include some appropriate management practices of the building in order to meet the needs of the prospective users – whether visitors or staff.

How the design, the provision of features and facilities, and the selection of materials will influence any obligations imposed by other legislation affecting the on-going management of the facility (such as the Occupiers Liability Acts 1957 and 1984) is also to be taken into consideration.

1.4 The Sources of Advice and Guidance Used

In particular, as has been stated, the design has taken into consideration Part M of the Building Regulations. British Standards, including B.S. 8300 have also been referred to, in addition to the Equality Act Codes of Practice.

Whilst for this project AD M is being used for measuring compliance with Part M, associated with the EA there are also a number of guidance notes and standards that illustrate good practice in terms of meeting the needs of disabled people.

Listed below are some documents that are relevant to this Access Statement:

- The London Plan (LP) Spatial Development Strategy for Greater London, Mayor of London, March 2016 (as amended in January 2017)
- Reference to provisions in the new draft London Plan 2019 (Intend to Publish).
- Camden Local Plan (CLP) 2017
- AD M Approved Document M of the Building Regulations 2010 Volume 2: Buildings other than dwellings,(2015)
<http://www.planningportal.gov.uk/>
- AD K Approved Document K of the Building Regulations 2010: Protection from falling, collision and impact, 2013 edition
- 'Fire Safety Risk Assessment – Means of Escape for Disabled People (Supplementary Guide)' by HM Government
<http://www.communities.gov.uk/publications/fire/firesafetypassessmentmeans>
- British Standard BS8300:2018 Design of an accessible and inclusive built environment Part 1 External Environment and Part 2 Buildings, British Standards Institute, 2018
- The Sign Design Guide – A Guide to Inclusive Signage (2004), by P. Barker, J. Fraser; JMU Access Partnership & Sign Design Society
- The Access Manual, by Anne Sawyer and Keith Bright, Blackwell, 2003
- Colour, contrast and perception – Design guidance for internal built environments', by Keith Bright, Geoff Cook, John Harris
<http://old.amdro.org.uk/English/environment/planning/buildingcontrol/Technical%20Guidance/Documents/Colour%20Contrast%20and%20Perception.pdf>
- The Equality Act – Technical Guidance and Codes of Practice (EHRC website)
- The Accessible Office – JMU Access Partnership 2005
- Inclusive Mobility, DfT, 2002

Section 2: Consultation

2.1 Access groups

For the purposes of this report no specific consultation with disabled users has been undertaken.

2.2 Fire officer or fire safety risk assessor

The proposals will require a fire safety / evacuation strategy and further consultation with the appropriate fire safety professional or representative will be undertaken.

This will be reported separately as required. References to these matters with regards specifically to access and inclusion for disabled people are also made within this Access Statement, however the overarching strategy for fire safety and provisions to be made is with the fire safety consultants.