The Network Building,

95-100 Tottenham Court Road and 76-80 Whitfield Street, 88 Whitfield Street

London W1T 4TP

Reserved Matters Application 2

Class E(g)(ii) Lab Building

Access Statement

November 2020

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

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Section 1: Introduction

1.1 Access Statement RMA 2 Life science use

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 Access Statement

This RMA Access Statement seeks planning permission for:

Details of layout and appearance associated with the erection of a life science building (E Class) comprising one basement level, ground floor and seven upper floors and associated cycle parking, servicing and all necessary enabling works.

This should be read in conjunction with the submitted Outline Planning Application (OPA) (Outline Document Title), which established the principles and assessment of the land use proposed.

It consists of material relevant to:

- **Reserved Matter Submission 02** (Details that are specific to the Life science scheme)

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.

1.2 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.

1.3 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 have been utilised in writing this Access Statement:

- The London Plan Spatial Development Strategy for Greater London, Mayor of London, March 2016; and also with reference to provisions in the new draft London Plan 2019 (Intend to Publish).
- 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/firesafetyassessmentmeans
- 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: Reserved Matters Application
RMA 2: Life science use

2.1 Background

There is a growing need from the Life Sciences industry for commercial properties that are capable of accommodating laboratory activity, this need is particularly apparent in Central London.

The Network building looks to respond to this demand, by providing commercial workspace for laboratory activity.

The building's design has been tailored to accommodate the a range of bio-tech, pharma, med-tech and digital health companies, ranging from those seeking a 100% office style layout to organisations running full laboratory operations at various stages of growth.

The Network Building has been 'lab-enabled' to provide modular and flexible 'wet' life sciences laboratories with predefined chemistry capability. It is designed with an inherent flexibility allowing for easy change between uses at a given time, and as market conditions evolve.

Emphasis has been placed on the understanding and identification of specific requirements associated with laboratory functions.

2.2 Description

The development provides a new office and retail building at the block facing Tottenham Court Road and bounded to other two sides by Whitfield Street and Howland Street, consisting of:

- Ground floor + 7 storeys and basement level
- Two retail units on Tottenham Court Road
- Double height reception on Whitfield Street.
- Office use on ground, Level 01 and Level 07
- Laboratory use across floors Level 02 to Level 06 with flexible wet-lab enabled floor plates
- Stepped back terrace on Level 07
- Green roof with PV array at Level 08
- Cyclist facilities at basement level.

2.3 Access Summary

The Network Building development has extensive 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.
- The main entrance and reception 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.

- A secondary office entrance activates the frontage on Whitfield Street;
- Two retail units activate the frontage on Tottenham Court Road.
- An evacuation/ fire-fighting lift in the central core, serves ground floor to 7th floor level. This provides independent and dignified means of escape for disabled people unable to used stairs.
- Four passenger lifts in the main core in addition to the evacuation lift which will also serve as a passenger lift.
- Accessible cycle parking with step-free access via a dedicated cycle lift, is provided along with accessible amenities and facilities for cyclists including lockers, showers and WC facilities at basement level.
- 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 both cyclists and building staff.
- An accessible terrace is provided at Level 07.

2.4 Approaches

Location

The Network Building is in a prominent location on Tottenham Court Road in the West End area in Camden.

Public transport access

There are many buses serving Tottenham Court Road which has recently been upgraded to provide better bus services and space for walking and cycling. All London buses have full wheelchair access.

It is within walking distance from Goodge Street Station on the London Underground. It is a km away from Tottenham Court Road Station which has step-free access to trains.

Pedestrian approach

The Network Building surrounding street environment benefits from the improvements to cycling and walking by Camden Council.

The building's main office entrance is approached via the footway along Howland Street, with a secondary office entrance from Whitfield Street and a dedicated cyclists entrance further down Whitfield Street. Retail units face Tottenham Court Road with dedicated entrances.

Cyclists' entrance and parking

There is a dedicated cyclists' approach from the rear via Cypress Place with barriers separating this route from vehicle servicing routes.

Level access will be provided via an automated door into a ground floor lobby providing a dedicated cyclists lift and staircase to basement level cycling facilities.

The large size cycle lift allows longer and adapted cycles to be accommodated.

There will be a range of cycle parking types provided to suit a range of users including single stack (which suits cyclists with weaker upper body strength), double stackers, vertical racks and lockers for folding bikes etc.

5% of cycle parking will be suitable for parking cycles used by disabled people. These will be single stacker stands, which will have wider spaces (1200mm wide) to accommodate larger cycles such as handcycles and tricycles.

Step-free access to office vertical cores (with lifts and staircase) is provided from these facilities.

Car parking

A Blue Badge bay for disabled users and visitors to Network Building is provided in the service yard to Cypress Place. No other car parking places are provided given the high PTAL rating of the site of 6B.

2.5 Network Building entrances

The ground floor of the Network Building has active facades to all sides with entrances to each side as follows:

Howland Street main entrance

This entrance is set centrally within the façade, with level access from the footway. It is set back into a glazed recess providing definition and shelter from the weather. This makes is easily distinguishable.

A set of two automatic revolving doors are supplemented by two automatically opening side opening doors providing in excess of 1000mm clear opening width.

This leads into a combined double height reception for office and laboratory areas.

Access to visitor toilets including an accessible toilet, and vertical core with staircase and passenger lifts between basement and all floors is provided from this reception area.

Whitfield Street secondary office entrance

This entrance provides direct access into the corner office unit facing Whitfield Street and Howland Street.

The access into the reception area is across the office space.

Retail entrances

The two retail units facing Tottenham Court Road provided as shell and core will be responsible for their own accessible entrances meeting Part M requirements.

Goods and service yard entrances and exits

The service yard and loading dock to the rear provides two loading bays to the rear of the building with multiple service entrances to plant and waste storage facilities.

The loading dock is at a lower level from the ground floor level and access to the upper level is provided at different entrances via a freight lift, or a series of ramps, or an internal flight of steps to the reception area.

Access features of entrances

The entrances into the building will meet the requirements of Part M:

- Being easily identifiable within the façade;
- Have a level landing 1500 x 1500mm.
- Any large areas of glazing at the entrances will have manifestations that will visually contrast in accordance with the requirements of Part K.

The detailed design will meet the requirements of Part M:

- Any entry system / intercom will be operable at height 750-1000mm Above Floor level (AFL), have visual contrast (VC) and show a visual signal when responded to;
- Suitable entrance matting will be provided at all entrances. This will be flush with the floor and a hardwearing proprietary material that is not coir.

2.6 Back of house specialist plant and services

Two external loading bays abutting the building will be provided in the service yard to the rear.

A goods-in area with access to the external loading bay will be provided via an external platform and goods hoist, which will be in close proximity to the internal goods lift.

Primary laboratory functions will be supported by specialist back of house areas including goods receiving facility, gas cylinder store, cryogens store and specialist stores dedicated to clinical, chemical and radioactive waste located on the ground floor and accessed separately from the inner courtyard.

This central ground floor area connects with the upper floor laboratories via a goods lifts and transport routes designed to be separated from general circulation for safety.

2.7 Reception lobby

A double height reception lobby will be provided that will act as a focal point and provide good orientation for visitors and staff.

The reception counter will have the following access features:

- Being far enough from the entrance to reduce noise but remain clearly in view;
- Being identifiable with visual contrast;
- Plain background to desk to facilitate communication;
- Having dual height surfaces to suit different uses, including a section 1500mm wide at no higher than 760mm and with knee space to 700mm AFL to suit wheelchair users;
- A hearing enhancement system is to be installed or provided by a device with signage; and
- Access to the staff side of any counter will facilitate a wheelchair user to work there, with 800mm minimum width access and suitable knee space at the desk.

Security barriers

It is planned that the lifts will have an integrated security and destination control system to avoid the need for security barriers.

If security barriers are used, there will be at least one wider barrier provided to accommodate wheelchair users and those with mobility impairments, at 1200mm wide.

2.8 Vertical Circulation

Central vertical core

There is a central vertical core with:

- Two enclosed staircases with fire protected refuges at landings;
- Four passenger lifts to all levels facing each other in two rows across a generous lobby 3m wide;
- A fire-fighting/ emergency evacuation lift providing dignified means of escape for all users from ground floor upwards;
- A goods lift to all levels.

Service yard access

At the rear of the building there is a service yard which is at a lower level from the ground floor level

The level difference between the yard and the ground floor is overcome via a platform life and a single flight of six steps.

Lift design

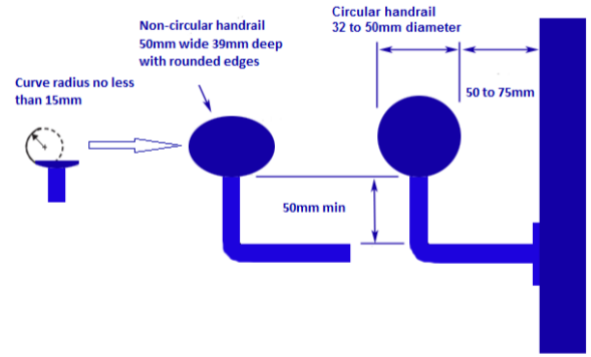
- All passenger lifts are designed to meet Part M, being at least 1100mm x 1400mm and there is circulation space in front of each set of doors on all floors of at least 1500mm x 1500mm;
- The more detailed design of the lifts will fully meet the appropriate standards including car entrance door

clearance (at least 800mm) and the location of controls inside and outside of the lift being at suitable heights and set out from any corners;
- Voice announcements as well as digital indicators, an accessible emergency call and handrail will be provided in the lifts as well as a light-coloured floor of similar slip-resistance to main circulation areas.

Stairs

The two main staircases and all other flights of stairs are designed to meet provisions of Part K general access stairs

- Width of stairs which will be a minimum of 1200mm
- There are no more than 12 rises to a flight
- All stair treads are 250-400mm long.
- All new stair riser heights are 150-170mm.
- All tread overhangs are no more than 25mm.
- Visual contrast 55mm onto the tread and riser edges is provided, or a design that is as effective in meeting the purposes of the regulations
- Landings meet Part K as required.
- Vision panels, extending from 500mm to 1500mm above floor level, are to be installed to doors within existing staircases.
- Suitable grippable handrails will be provided to one sides of the stairs, given the 1100mm width.
- All handrails will extend 300mm beyond the top and bottom steps unless circulation is encroached (in which case they will run to the end of the flight only) and the handrails continue around all the landings. They will turn down or inwards at their ends to avoid any clothing from catching.



2.9 Horizontal circulation

A1 retail use (ground floor)

The retail units facing Tottenham Court Road will have their own entrances and step-free level access. These will be provided as shell and core.

Laboratory accommodation

Five floors of the Network Building, located on levels 2 to 6, will be enabled for wet-laboratory use, providing flexible and modular commercial laboratory space.

Each of these floors can accommodate a 60:40 lab to office ratio but with flexibility for the office component to be larger if required.

The lab-enabled floors will be finished to ‘shell and core’ allowing tenants to create bespoke fit-outs to their own requirements in suites ranging from around 2,500 sq ft up to 16,940 sq.ft (NIA) for a single tenant.

Open plan office accommodation

The office floors at each floor level are based on an open plan arrangement thus providing accessible working spaces / environments.

Manifestation and visual contrast

All pillars / columns in any circulation area will be clearly defined with visually contrasting bands as required by regulation.

Where there are large areas of glazing, consideration will be given to providing manifestation of bands/markings at two levels: 850 to 1000mm and 1400 to 1600mm AFL, contrasting visually with the background seen in all lighting conditions. The bands/markings can take the form of a logo or sign for example, or image so long as it is at least 150mm high (repeated), or a decorative feature such as broken lines or continuous bands, at least 50mm high. Suitable solutions may be artwork, signage, information or decoration.

Circulation doors

Circulation doors will have provisions as follows:

- Effective clear widths of 800mm (minimum);
- Vision panels will be installed where required and as appropriate to the amenity. These will meet Part M/K or BS8300: 2018, being set from 500mm to 1500mm AFL (an allowance for a horizontal structural part around handle height can be made within this);
- Accessible visually contrasting door handles that can be gripped easily will be provided;
- A preference for pull handles on circulation doors to be installed on one side of doors only, with push plates the other, to avoid confusion in use (applicable where lever latch type mechanisms are not fitted);
- All opening forces on doors will be no more than 30N at any point to 60 degrees and no more than 22.5N for the swing between 30 to 60 degrees of opening.

2.10 Sanitary Facilities

Suitable and accessible sanitary facilities are provided as follows:

Basement facilities: cyclists’ showers, toilets and lockers

- There is a large changing facility for cyclists provided with lockers, showers and three unisex self-contained toilets.
- A separate wheelchair accessible unisex toilet and accessible shower facility is provided with right hand transfer to both shower and WC pan. This enables the WC facility to be available if shower facilities are in use.
- There are three standard self-contained unisex WC cubicles within the shower area. One of these will be cubicle for ambulant disabled people, with outward opening door and 800 x 750mm space in front of pan and grabrails provided.

- Lockers: A range of lockers will be provided, some that are wider (300mm) and some that are taller (1200mm) with bases set at 400-800mm above the floor, suitable for storing mobility aids (as recommended in BS 8300 18.3.4)
- Maximum opening forces of doors at 30N at the leading edge from 0° to 30° open and not more than 22.5N from 30° to 60° of the opening cycle.

Ground floor sanitary provision

- An accessible unisex toilet is provided at the reception that is accessible from all entrances and from the office areas;
- A set of unisex self-contained toilets is provided at each side of the vertical core (5 to one side and 3 adjacent to and directly accessible from the B1Office area);
- In each set, there is one cubicle fitted out for ambulant disabled people with outward opening door and grabrails provided.

Levels 01 to 07 sanitary provision

- An accessible unisex toilet is provided at the core;
- A set of 5-6 no. standard self-contained unisex cubicles (superloos) are provided each side of the central core, with one fitted out for ambulant disabled people in each set.

Provisions for sanitary facilities include:

Wheelchair accessible WCs

- A wheelchair accessible WC provided at each floor, with a total maximum horizontal travel distance of 40m from all floor areas.
- The accessible WCs provided will have layouts and fittings to fully meet Part M (and BS 8300:2018), including at least 1.7m x 2.2m, outward opening doors and handedness that changes on adjacent levels, with right sided transfer being the preferred side for the busiest one(s);
- WCs will be fitted with visual alarms to assist in notifying those with hearing impairment of the need to escape, or an equivalent management strategy will be implemented to ensure the safety of users, including those with hearing impairment (please refer also to the section on means of escape);
- Where the accessible WC may be in an area that is not public, visitor access will always be facilitated without delay, so that any guest needing to use a facility that is in a semi-public area for example is given undelayed access by design or management, or both.

Standard WC cubicles

- Self-contained cubicles with basin and WC in the one cubicle are provided at all floors. An ambulant disabled facility will be provided at each of these facilities, with outward opening door and 800 x 750mm manouvering space;

2.11 Roof terrace: Level 07

The office floor area is set back in three directions at Level 07 to provide an accessible south facing landscaped roof terrace facing Howland Street.

There is also a length of green roof provided to the other two sides which are not accessible to office users.

Level 08 is not accessible to building users and will be a Green Roof.

2.12 Other access features and provisions

Service and plant areas

The building provides a number of plant and service areas at ground and basement level that are not subject to Part M.

Refreshment areas

Any office use refreshment areas will be designed to be either:

- Readily convertible to provide; or to provide from the outset as follows:
  - A lower height worktop section, no higher than 850mm AFL (750mm preferred) with knee space to at least 700mm beneath it (500mm deep also is the preferred minimum). The facility provides a 1500mm turn circle adjacent to the worktop and sink.

Hearing Enhancement Systems

To facilitate meeting regulations and duties under the Equality Act 2010, some meeting / event spaces may need to provide access to hearing enhancement where required, through design and management:

- The approach taken will ensure that where there is communication (such as, presentations) any room types used and any purposes of activities will provide access for hearing impaired people, either through a permanently installed device in the space (design), or a portable device will be set up if and when required (management);
- The space(s) to be installed with a permanent device will be confirmed at the more detailed design stage.

General Layouts/ Furniture Arrangements

The design and layout of moveable furniture and the management practices associated with running the spaces will allow adequate escape and circulation routes to remain clear at all times. Suitable and direct routes will facilitate access, including in particular spaces crossed in order to reach an Accessible WC where applicable.

There are four basic principles of accessibility that will be applied as far as possible to the building when designing:

1. Accessible routes should be maintained to be at least 1200mm wide and should be provided to all amenities. Turn

circles of 1500mm diameter or an ellipse 1400mm x 1700mm provided will facilitate turning 180 degrees for a wheelchair user.

2. Seating should be visually contrasting and set back from the access routes. A variety of types should be provided for best practice: some with backs and arms, some without arms, and some with space (800mm min) at sides to allow sideways transfer from a wheelchair. Some with seating heights at 350mm AFL, most 450mm AFL, some 550mm AFL should be included for best practice.

3. Where they could be a hazard, all table surfaces should visually contrast with the floor beneath them. Tables should allow wheelchair access, with spaces for knees from 700mm beneath the underside to the floor and at least 750mm preferably 800mm wide between table legs or supports.

4. Each area does not need to have every type of accessible table and chair provision. However, if required, then the Management Strategy will be to relocate an item of furniture to meet someone's need. This may involve, for example, moving a suitable chair or table if and when required.

Switches and Sockets

The controls for general use lighting will be accessibly designed (with preference for daylight sensors / movement sensing controls, second preference being push-pad type rather than switch operated) and installed at accessible heights, away from corners of the rooms and have visual contrast as is required in regulation.

Décor

This will be designed at a later stage, but there is no known reason at this stage why full compliance with Part M should not be achieved:

- Part M compliance should be provided through visual contrast to the circulation and room doors, including the lift doors, to address the need to be manifested / visually defined within the respective setting (door frame / wall surroundings);
- Circulation doorways or doors / door frames, door handles, corridors and WCs (walls/floors/ceilings), WC fittings, handrails, controls, switches and sockets are to be provided with visual contrast through décor or design / choice of product.
- Doors not on closers that open into circulation space will have their edges highlighted with visual contrast to help prevent them from being a hazard if left open.

Lighting

For best practice, care will be taken to ensure that whilst it is sometimes in the interests of communications to make any features or signs bright (and outstanding), they will not be lit in a way that causes unnecessary glare either by lamps oriented / positioned that spill light outside of the sign boundaries, or through over bright reflection from having signs that are too glossy. Excessive shadowing (contrasting pools of light and

dark) is also known to cause a visually confusing environment and will be avoided.

Signage

Signage will be provided as required and designed at a later stage.

The following guidance on signage will be given to design teams / management for the completed development. These bullet-pointed notes will be adhered to as far as feasible in order to make the building more inclusive and accessible to disabled people:

- Signs should not be put in places where the glare of lights or reflected lighting will make them difficult to read.
- Signs should be suitably lit by good lighting or by the use of back illumination.
- A sign should be non-reflective. This applies to both the sign background and letters. It should either have a matt finish or a gloss factor of not more than 15%.
- A sign should contrast with its background, for example, the wall or door on which it is displayed. Similarly, letters should contrast well against the background colour of the sign.
- Wording and use of pictures should be consistent throughout the building.
- Sign content should be short and simple.
- Text and lettering should be clear and uncomplicated.
- Sans Serif font and upper case opening letter with lower case remainder of the word is preferred
- For tactile signs including Braille, the top height should be no higher than 1700mm, with a bottom height of 1400mm. Tactile and braille will be considered for all WC's, in particular for public access WC's, with a view to meeting best practice.

2.13 Management and Maintenance

The management should ensure the intended levels of accessibility in the building and the full potential of the services offered is delivered through good management practices.

- Management need to be aware that building users may require further adjustments under the Equality Act 2010 and that this may in part be beyond the scope of that covered in this Access Statement, Part M of the Building Regulations or the Approved Document M. Such adjustments should be provided as required and for staff could be identified through an individual assessment made before or during their induction for working in the building.
- Internal arrangements should be managed to improve inclusivity e.g. meeting room / event spaces bookings to ensure physical and hearing access, furniture arrangements, etc.
- Visitors and staff may provide some feedback on the need to consider providing baby change facilities, space for breast feeding and gender neutral WCs / designation of single sex WC cubicles.

- The facilities management should (for best practice) carry out structured programmes of review through consultation for satisfaction with services, including access / egress to and from the building with routine practices.
- At each future refurbishment, the building management should also correctly redecorate with visual contrast and safely cordon off external or internal areas that are being cleaned or are having work carried out.
- Staff training could enhance the access of the site through ensuring that egress procedures are suitable and fail safe as well as that appropriate support is offered for both access and egress to the building. This includes the setting up and testing of hearing enhancement systems for the service counter / meeting room / event spaces as applicable.
- Staff training should also enhance other maintenance strategies, for example dealing correctly and promptly with wet WC floors, weather conditions that may be hazardous and dealing with works.

2.14 Means of Escape

The management of the refurbished building has a duty to ensure that evacuation of all occupants is facilitated without use of the Fire Brigade or Services. This may include the use of internal safe refuge areas which will be provided where required. These are out of any escape or circulation routes.

A Fire Safety Risk assessment is required under current legislation, and this will provide a clear strategy for evacuation of all building occupants that utilises staff and support already in the building.

The means of escape for the building is partly facilitated by the design which provides some ease of movement through the open plan areas.

The admission of disabled people to the upper floors will need to take account of means of escape for them *before* they ascend. The areas will therefore be subject to a general emergency escape plan that are envisaged to include the use of the safe refuges and evacuation chairs.

Subject to confirmation in the fire strategy:

- The safe refuges will provide a minimum of 900mm x 1400mm and are to be fitted with Emergency Voice Communication systems;
- Any visitors or members of staff may need to be accommodated within a General or Personal Emergency Evacuation Plan; however, the escape strategy will be facilitated as far as possible in the design, with refuges provided as detailed above, and these and any evacuation chairs easily accessible and visible;
- The fire strategy will need to ensure that WCs are checked as part of the routine ‘sweep’ of the building made by the fire wardens, in particular if there are no visual fire warning lights to be installed in them;
- Reference will also need to be made to the fire strategy (written by others) for further details on means of escape and the management strategy to be adopted.

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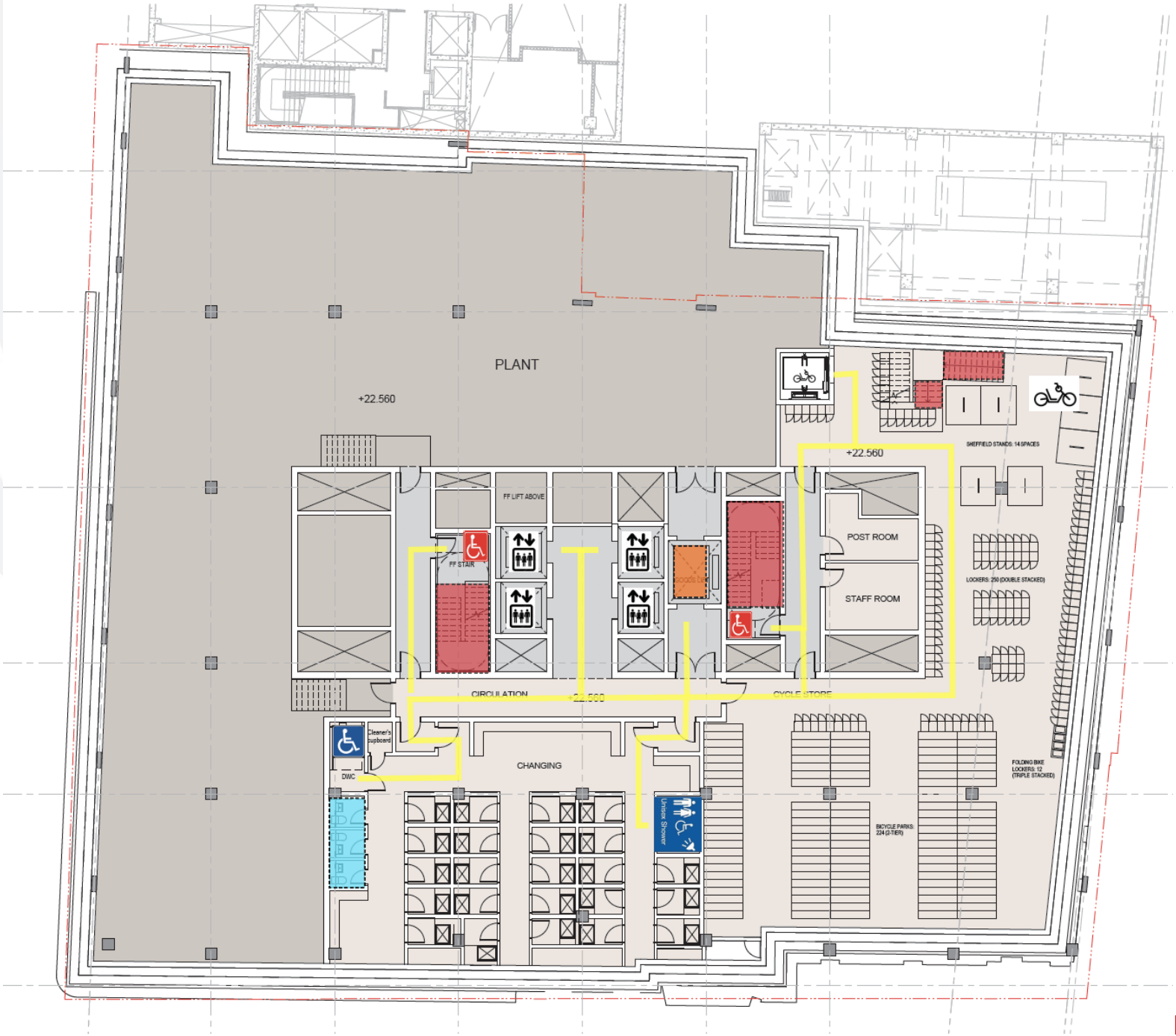
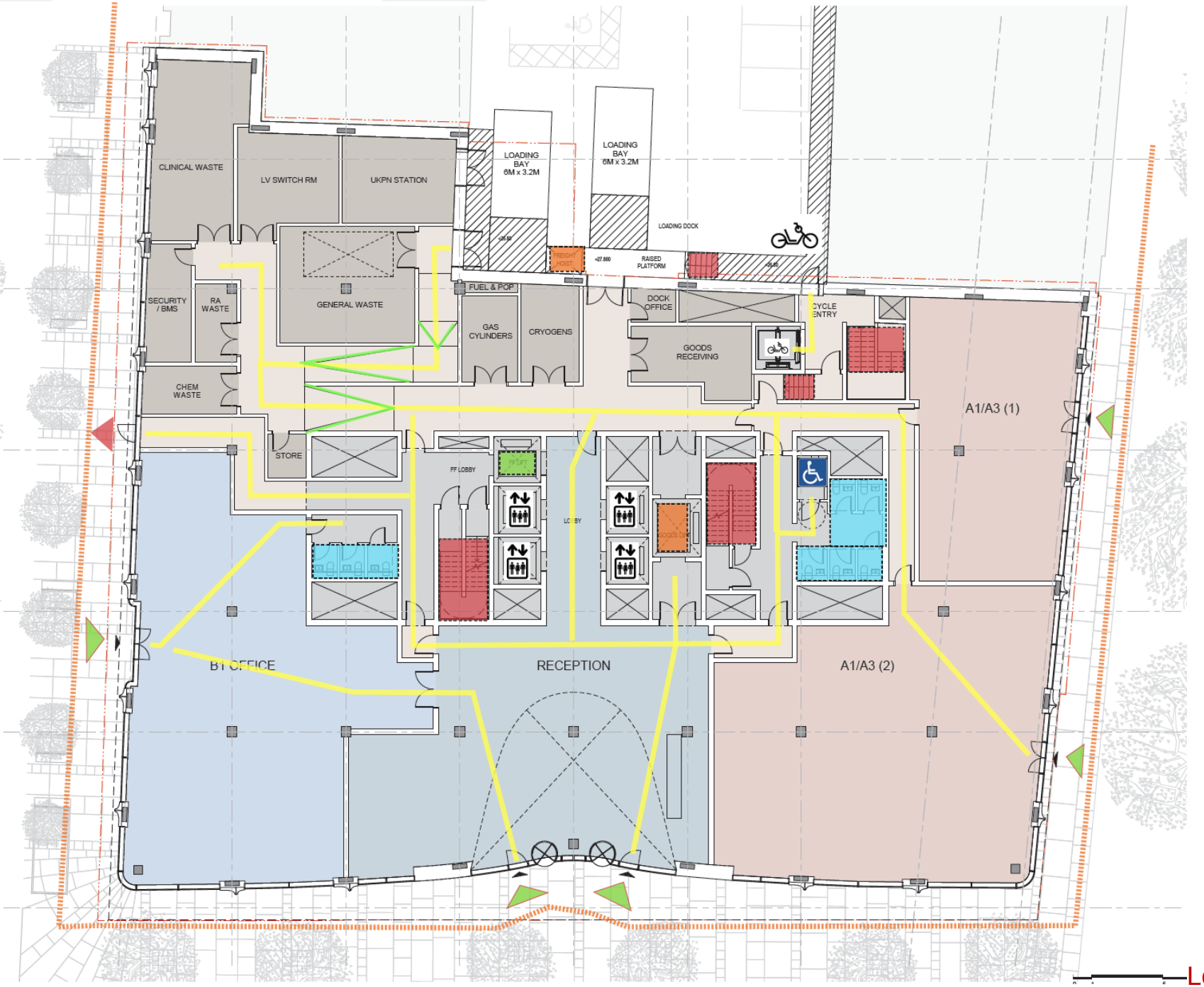
RMA 2

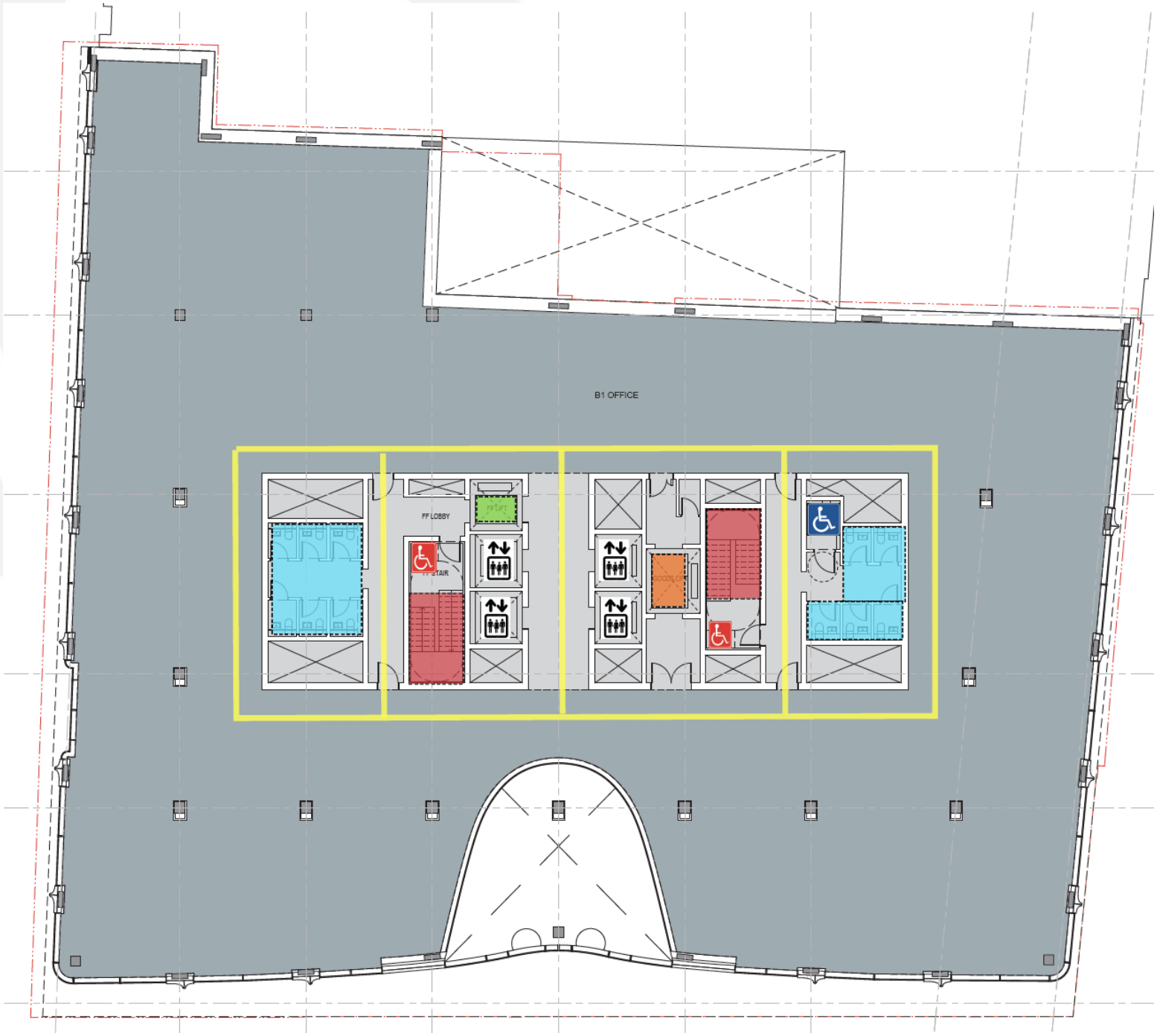
Laboratory Building Access overlays


PLANT
+22.560
+22.560
FF LIFT ABOVE
FF STAIR
POST ROOM
STAFF ROOM
SHEFFIELD STANDS: 14 SPACES
LOCKERS: 250 (DOUBLE STACKED)
CIRCULATION
CHANGING
DWC
Cleaner's cupboard
Unisex Shower
BICYCLE PARKS: 224 (2-TIER)
FOLDING BIKE LOCKERS: 12 (TRIPLE STACKED)

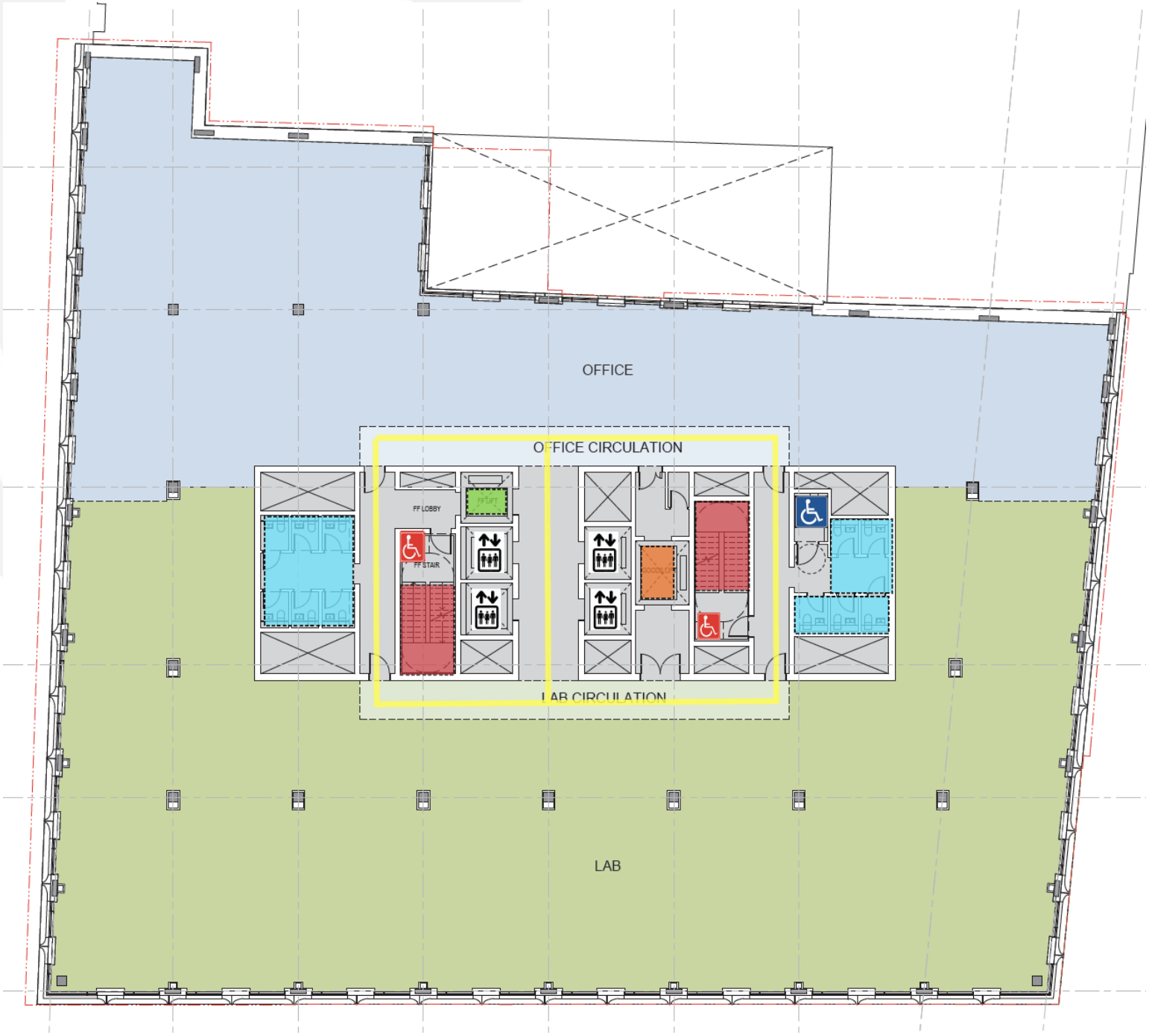
Basement


CLINICAL WASTE
LV SWITCH RM
UKPN STATION
LOADING BAY 6M x 3.2M
LOADING BAY 6M x 3.2M
LOADING DOCK
FREIGHT HOIST
RAISED PLATFORM
SECURITY / BMS
RA WASTE
GENERAL WASTE
FUEL & POP
GAS CYLINDERS
CRYOGENS
DOCK OFFICE
GOODS RECEIVING
CYCLE ENTRY
CHEM WASTE
STORE
FF LIFT
FF LOBBY
LOBBY
A1/A3 (1)
BT OFFICE
RECEPTION
A1/A3 (2)

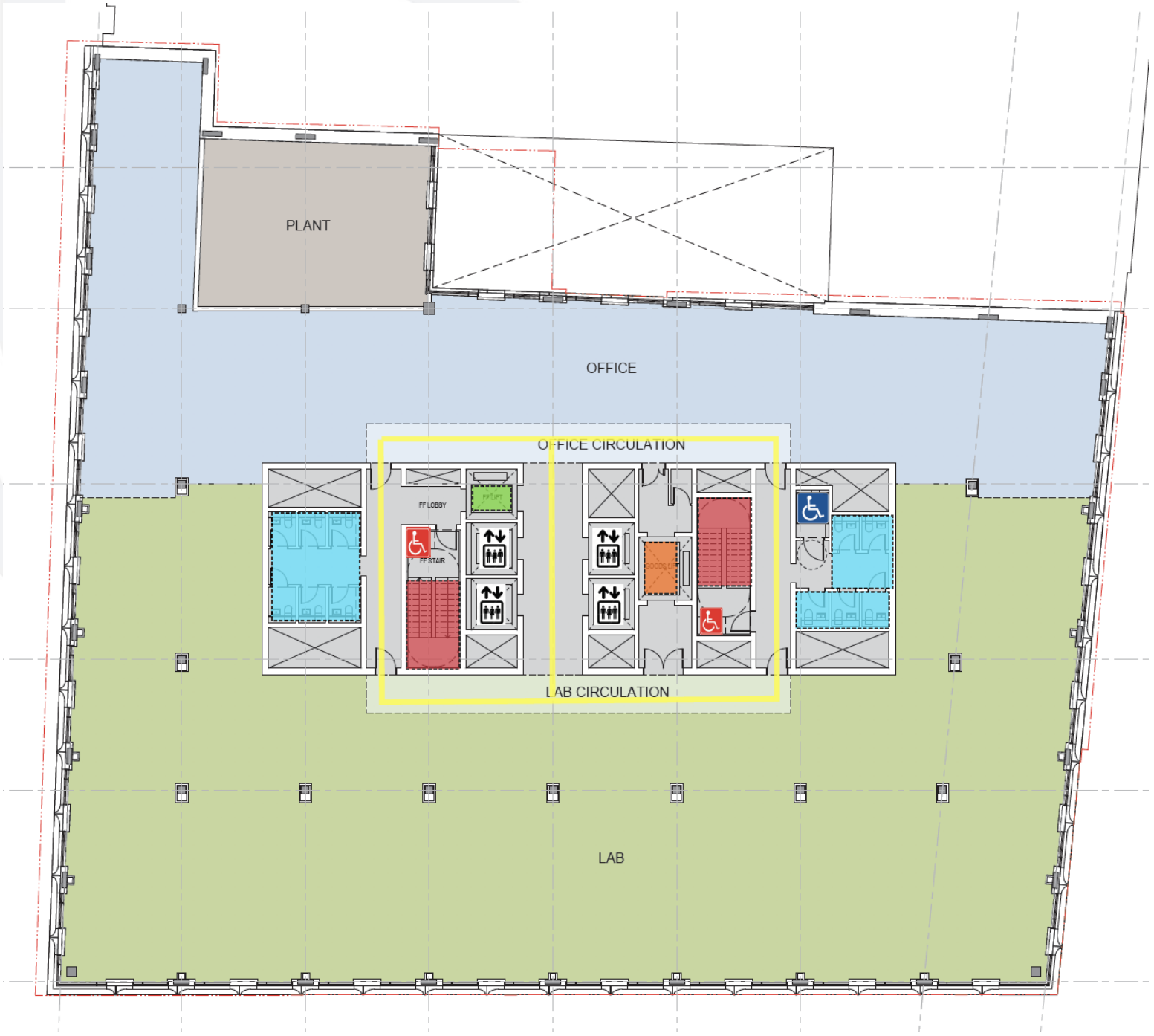
Level 00



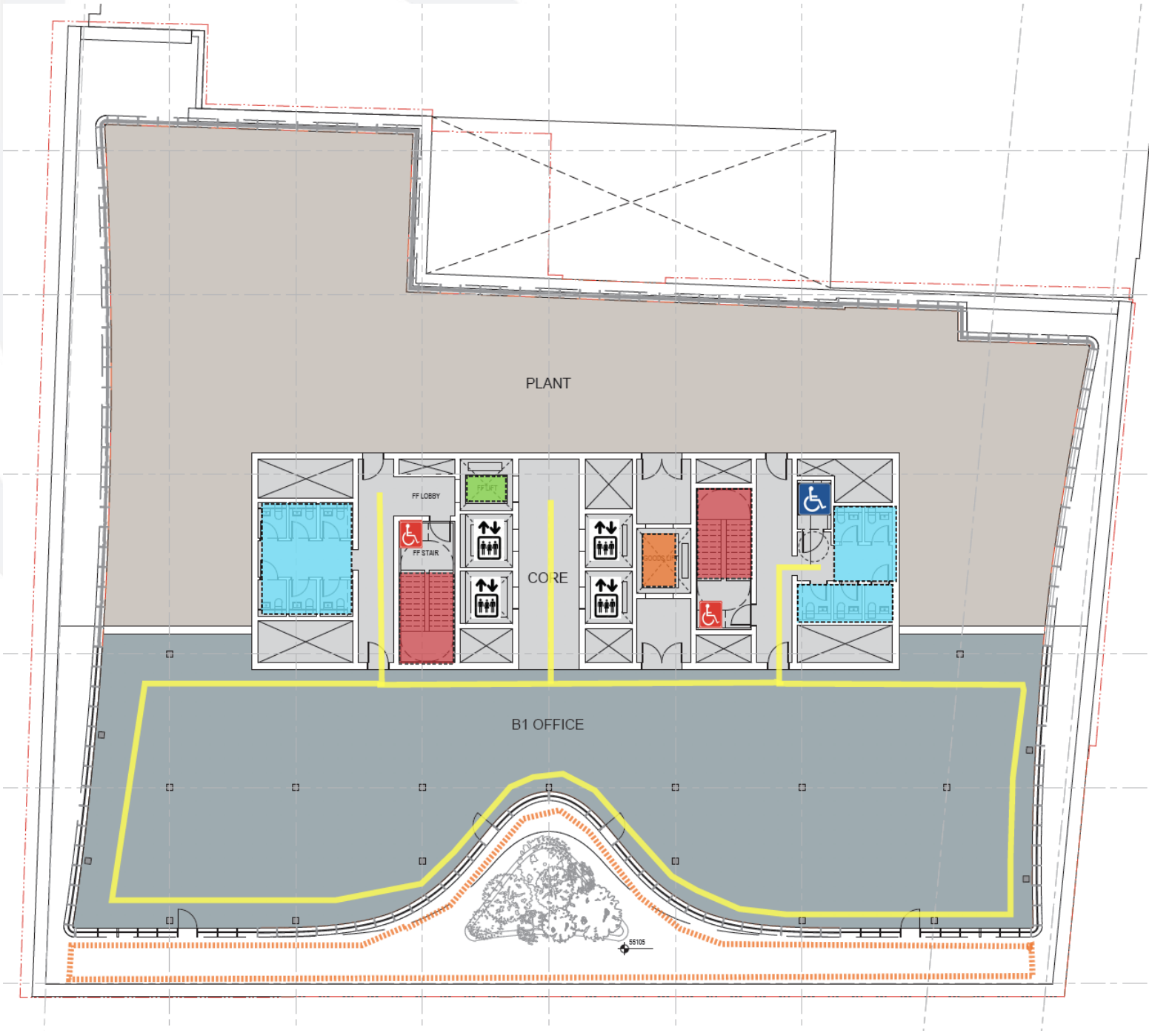
Level 01


OFFICE
OFFICE CIRCULATION
FF LOBBY
FF LIFT
FF STAIR
LAB CIRCULATION
LAB

Levels 02-05


PLANT
OFFICE
OFFICE CIRCULATION
FF LOBBY
FF LIFT
FF STAIR
LAB CIRCULATION
LAB

Level 06



Level 07