

# Access and Inclusivity Statement

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Building S4

King's Cross Central  
General Partner Ltd

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December 2020

**KINGS  
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## **King's Cross Central: Building S4**

### **Access & Inclusivity Statement**

**Prepared by All Clear Designs Ltd**

**November 2020**

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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 S4 and its associated public realm located within the King's Cross Central (KXC) Development site.

This statement has been prepared to accompany the Building S4 Reserved Matters submission, which includes the surrounding public realm as shown on Site Location Plan in Figure 1 below.



*Figure 1 Building S4 location plan*

Both the proposed building and the surrounding public realm are located within Development Zone S.

Building S4 is a mixed tenure residential development of up to 14 storeys over basement level fronting Cubitt Park, within Development Zone S to the north of the King's Cross Central development site.

The building comprises an L-shaped block, housing two buildings of social rented and market housing respectively, sharing a party wall above a ground floor of retail, residential lobbies, amenity space and entrances to both tenures fronting both Cubitt Park to the east and Chilton Court to the west.

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 overarching 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 S4 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 considers 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 Allies & Morrison Architects, and Townshend Landscape Architects.

### 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 consider 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 a virtual form of the King's Cross Design and Access Forum in November 2020. This group ensures that there is adequate user input into the design development process ahead of the planning submission.

**There were no comments 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

This submission includes the area of public realm around Building S4 as indicated by the purple line on the adjacent plan. It comprises the public realm alongside the Building S3 facade, Buildings S1 and S2 northern facades, along Western and Eastern Keskidee Lane, and Keskidee Square.

It also includes the Chilton Court pavement on the west side of Buildings S4 and Cubitt Park pavement on the east side of Building S4. The laneways connect the Square to Canal Reach and Cubitt Park respectively. The design of Keskidee Square and Keskidee Laneways replaces the design approved under Building S1 application No 2017/5204/P



Figure 2 Proposed landscaping around Building S4 and Keskidee Square

## 2.1 Public Realm Proposals

The Landscape Architects describe the following elements of public realm:

### 2.1.1 Keskiddee Square

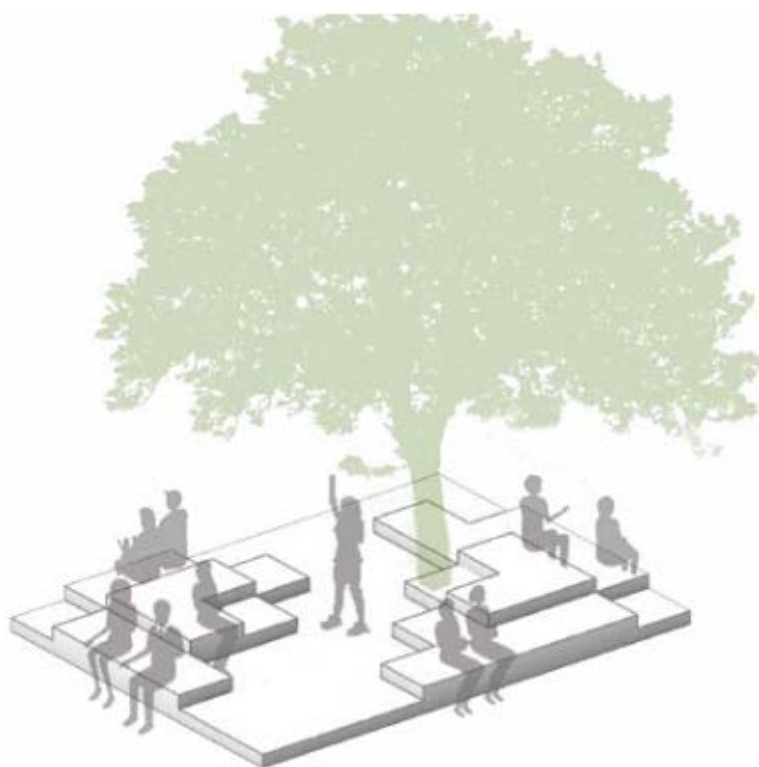
Keskidee Square is the centre piece of the public realm proposal, with its feature tree and unique paving. It is an intimate space surrounded by buildings S1, S2, S3 and S4.

Keskidee Square is the centre piece of the public realm proposed in this Revised Matters application.

A large feature tree forms the focal point into the Square. Positioning of the feature tree and character of the Square were approved under Building S1 Revised Matters application no 2017/5204/P.

The proposal in this application is for the tree to be surrounded by a bespoke timber platform and feature paving. Timber platform will provide a flexible and playful space for visitors relax or meet in groups. The platform will provide a range of seating heights and allow wheelchair users to transfer or pull up alongside.

No arm rests or back-rests are provided, but the nature of the varying height platforms is that they can provide a degree of support depending on where one chooses to sit.



*Figure 3 Proposed timber platform under the tree in Keskiddee Square*

### 2.1.2 Keskidee Laneways

The Keskidee Laneways create a lively route between Cubitt Park and Canal Reach. They are pedestrian spaces which will be animated by the spill out areas associated with the surrounding buildings and will be furnished with planters and seating.

The Laneways have been designed to create a pedestrian connection between Lewis Cubitt Park to Canal Reach. Generous pavements on either side of the central area ensure comfortable movement space for pedestrians.

Bespoke movable timber seating is positioned at regular intervals along with the planters. The flexibility of the furniture in the Laneways will allow for a variety of circulation routes and events, adapted to the needs of its users.



*Figure 4 Proposed Keskidee Laneways with flexible furniture arrangement*

### 2.1.3 Canal Reach

The Canal Reach proposals are a continuation of the Canal Reach footpath which will encourage pedestrian movement and provide legible access to the adjacent buildings.

Canal Reach will have the addition of 4 accessible parking spaces.

### 2.1.4 Chilton Court

Chilton Court to the north of Keskidee Square provides servicing access to the Building S3 service bay. A pathway has been proposed along the eastern side of the space to facilitate access to Building S4 and a pedestrian link between Chilton Square and Keskidee Square.

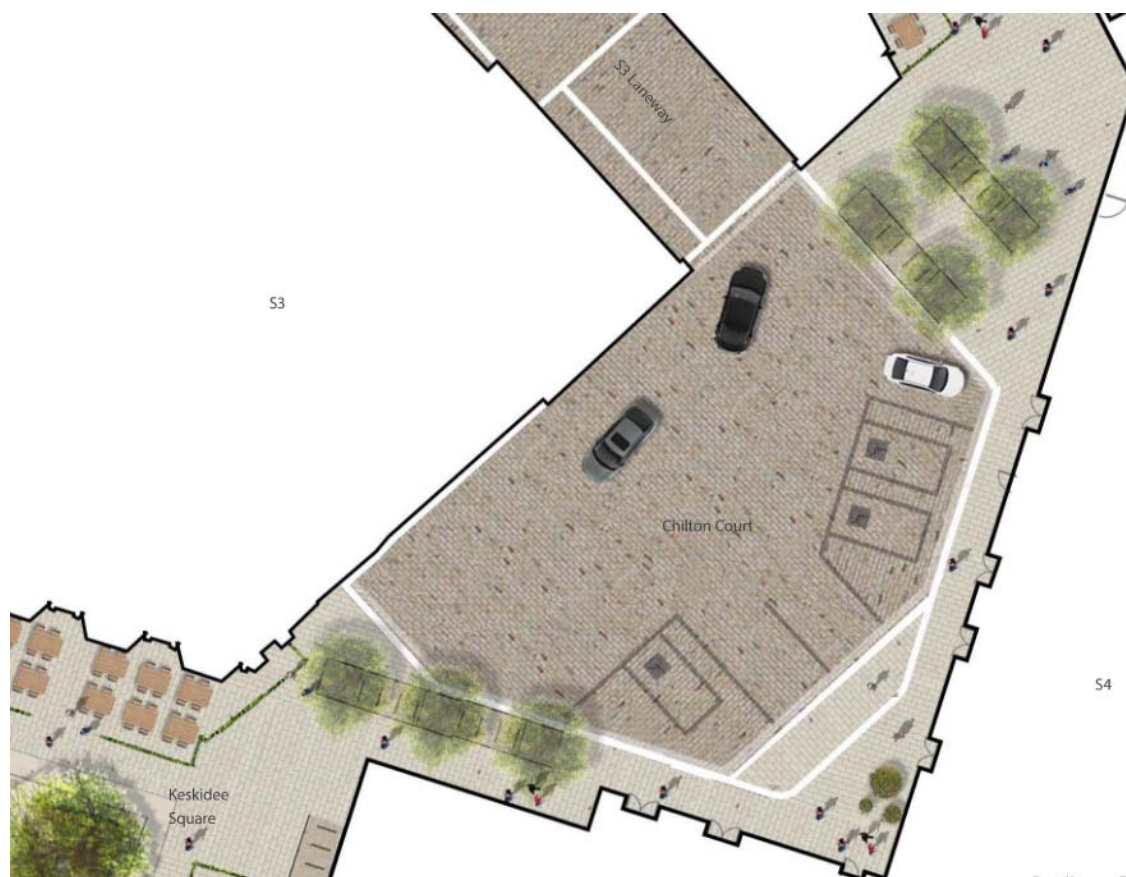


Figure 5 Proposed Chiltern Court layout

## 2.2 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.

The paved areas around the building will consist of sandstone paviours

## 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:

Fifteen cycle stands that provide 30 cycle spaces have been incorporated in areas associated with the tree surrounds in association with Building S4. Detailing around

cycle stands and tree surrounds will use reclaimed granite setts, as done on previous phases of the project.

#### 2.4.1 Benches

The Landscape Architects make the following statement:

“With flexibility as a key principle of the design, the benches have been conceived as movable elements that can be periodically reconfigured to create different subspaces and a degree of surprise and informality to the experience of the public realm. A total number of sixteen benches has been proposed, scattered around Keskidee Square and the Laneways. There are three types of bench modules proposed. Type 1 and Type 2 shown on Figure 6 are of varying heights and Type 3 is a combination of both. Their stepping component provides the user with an experience that is comparable to that of a theatre and posing as a spectator. A combination of the three modules provides a variety of seating elements that, associated with the planters, create subspaces to relax among the planting and seating units have generally been located to discourage movement across the service yard.”

The bench modules will be arranged to provide a variety of seating opportunities, illustrated in Figure 6 below and this will provide height options, backrest options and to an extent (where heights but up against each other) one ended arm-rests.

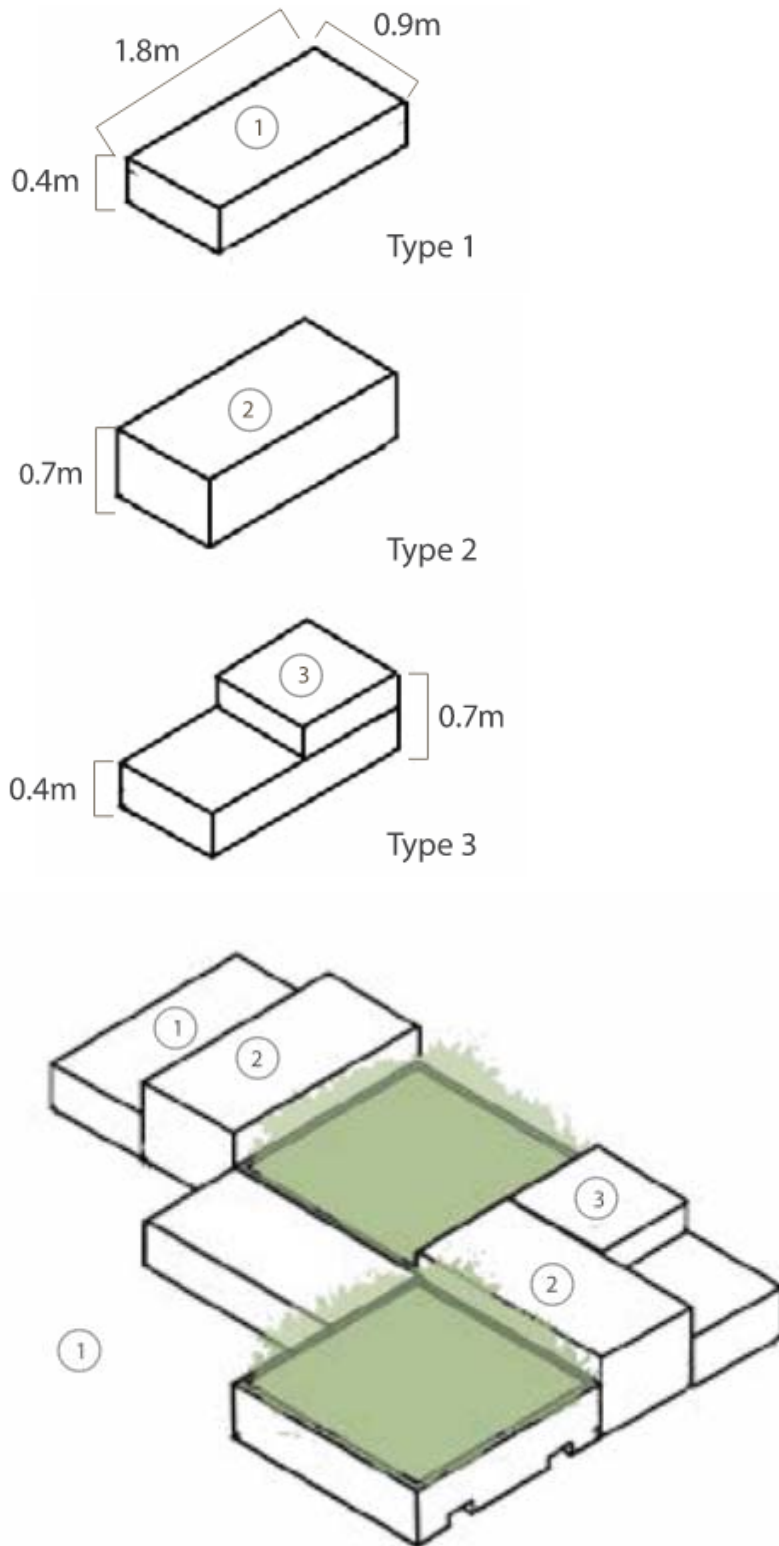


Figure 6 Bench modules and a possible combination showing varying heights.

## 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.

## 3.0 Building S4

### 3.1 Building S4

Building S4 is a mixed tenure residential development of up to 14 storeys over basement level fronting Cubitt Park, within Development Zone S to the north of the King's Cross Central development site. The building comprises an L-shaped block, housing two buildings of social rented and market housing respectively, sharing a party wall above a ground floor of retail, residential lobbies, amenity space and entrances to both tenures fronting both Cubitt Park to the east and Chilton Court to the west.

### 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.

There will be six accessible car parking spaces provided in association with Building S4. Three accessible spaces within Chilton Court, and Three further accessible spaces along Canal Reach, adjacent to Building S3



Figure 7 Proposed Accessible parking bays marked in Purple



### 3.3 Entrances and exits

Proposed Building S4 will have several entrances (as shown on Figure 5).



*Figure 8 Proposed S4 entrance locations: red for main residential and small open arrows for retail*

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.



Figure 9 Proposed S4 residential receptions all have slopes at their entrances – however, these are all above 1:22 and in most instances 1:30. Core lifts are shown in Green

### 3.5 Vertical Circulation

#### 3.5.1 Lifts

Both the Market and Social Rented cores (shown in figure 9 above) are served by a pair of lifts, one of which is firefighting/evacuation.

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

#### 3.5.2 Stairs

The proposed building incorporates one principal accommodation/circulation/escape stairs per core. These address all floors. 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

Main entrance doors comprise hinged doors and a draught lobby configuration. These doors will be automatic.

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 Sanitary Accommodation

Accessible WC accommodation has been provided for the reception area for use of staff. The Market Residential amenity area has an accessible WC provided. As this is the only accessible WA available to the building it has currently been sized at 2200x2000mm in accordance with Building Regulations Part M. This may be reduced to 2200mm by 1500mm in consultation with Building Control as the project proceeds as this size of WC normally relates to a building available to the public. See figure 10 below.



Figure 10 Proposed market core showing the accessible WCs in purple.

### 3.8 Escape Arrangements

#### 3.8.1 General Arrangements

Firefighting/escape evacuation lifts have been provided to assist wheelchair users evacuating the building.

### 3.9 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.

## 4.0 Residential Units

The Building S4 development will provide a total of 176 homes, comprising 56 Social Rented homes and 120 Market homes.

### 4.1 Lifetime Homes

Lifetime Homes are a set of 16 guidelines to assist housing developers to produce properties that can respond to the changing needs of their occupants.

Section V of the KXC Section 106 Agreement requires the Developer to undertake the detailed design of all residential units with the aim of meeting the current Lifetime Homes Standards, which in this case is the set of 16 criteria published in 2010.

#### 4.1.1 Through Floor Platform Lifts – Criterion 12

There are 5 duplex apartments – four 2 Bed 4 person, and one 3 bed 6 person. These units will have provisions in line with Criterion 12 where a stairlift could be retroactively fitted, but they will not have the provision for a through floor platform lift. This is in line with other buildings so far delivered at King's Cross and reflects the change in requirements brought forward in Part M4(2) of the Building Regulations.

In line with the aspiration of the Section 106 obligation, 90% of the proposed residential accommodation in Building S4 (including both Market and Intermediate homes) will meet the Lifetime Homes standards (5th July 2010 Web Edition) (subject to the lifts qualification above) through the provision of the following features:

- Criterion 1-3 relating to getting to the front door and incorporating parking, distance from the car park, entrances and
- Criterion 4 External front doors with a 1500mm x 1500mm landing & level thresholds
- Criterion 5 Communal stairs and lifts will provide uniform risers and goings, and lifts with a minimum internal car of 1100mm x 1400mm.
- Criterion 6 means that Internal front doors will have minimum corridor widths, door widths and internal circulation of 1500 x 1800mm behind the door
- Criterion 7 will be achieved with good internal circulation space, such as 1500mm turning circles or 1400x1700mm ellipses in living areas and 1200mm space in front of kitchen units and the control of the spatial circulation in bedrooms.
- Criterion 8 is met by the provision of an entrance level living space.
- Criterion 9 is met with the provision of a possible entrance level bed space
- Criterion 10 and 11 provide for entrance level WC and drainage (which can also be accommodated in the main bathroom, which should have wall suitable for the mounting of rails and fittings).

- Criterion 12 addresses the needs of internal lifts and stairs (where used) for the fitting of lifts.
- Criterion 13 and 14 provides bathroom designs that will enable later adaptation to shower wet-room and allow the installation of mobility aids such as handrails and layouts that make retrospective tracking hoist installation straightforward.
- Criterion 15 controls the height of living room glazing at 800mm or lower, with easy operation window catches and
- Criterion 16 addresses items such as controls (sockets etc) and consumer units.

#### 4.1.2 Lifetime Homes Confirmation

The homes, including the Intermediate homes, have been assessed and will achieve Lifetime Homes 2010 (subject to the lifts qualification above).

## 4.2 Wheelchair Accessible Homes

Note: Wheelchair accessible in the below definition means wheelchair adaptable – i.e. the units will initially be provided as wheelchair adaptable and can be easily adapted into wheelchair accessible.

Section NN of the KXC Section 106 Agreement requires that 10% of the total Open Market units be Wheelchair Accessible Homes, as defined in the agreement with reference to the standards set out in the GLA's supplementary planning guidance (SPG) entitled "Accessible London" of April 2004.

Additional guidance has since been provided in the GLA's best practice guidance on Wheelchair Accessible Housing (September 2007).

The S106 Agreement defines Wheelchair Accessible Homes as those which:

(a) meets the minimum requirements of the Wheelchair Housing Design Guide 1997 published by the National Wheelchair Housing Association Group (NATWHAG) and as amended from time to time as set out in Appendix 5 of the GLA Supplementary Planning Guidance "Accessible London: achieving an inclusive environment" dated April 2004 at Schedule NN, Part 5 as amended from time to time; or

(b) are easily adaptable at a reasonable cost for residents who are wheelchair users.

The proposed Building S4 meets the requirements of the Section 106 Agreement.

The proposed units will provide Wheelchair Accessible Homes, and these will include the following features to meet the standards required:

- Good internal circulation space for corridors, kitchens and bathrooms, meeting the minimum turning and manoeuvring requirements set out in the SPG; (The communication corridors within the building are taken to be internal entrance doors as opposed to external entrance doors and do not therefore provide a 1500 x 1500 entrance space, which relates to entrance to houses not flats);
- Internal doorways with a clear opening width of 800mm and entrances with 1000mm, both with level thresholds;
- Storage and recharging and transfer point for battery-operated wheelchair;
- Bedrooms, living rooms and dining rooms with adequate space for wheelchair users to turn through 180° with furniture in place;
- Main bedroom to bathroom connected by a full height knockout panel and provision for future installation of a hoist between the two;
- Extra space in bathroom for either a bath and/or shower with at least one to be fully installed. Shower area to be fully accessible with floor drain;
- Suitable controls of mains water stopcock, gas, and electric main consumer units. Suitable isolating valves to sink, washing machine, etc;
- Rooms all on one level or, in the case of certain duplex apartments, location of open circulation areas next to the staircases, where a vertical lift can be easily installed with no alteration to the flooring to comply with BS4900:1991; and
- Height of living/dining/bedroom room glazing at 810mm or lower.

#### 4.2.1 Under Occupancy Approach

Note: The apartments will make use of the under-occupancy approach in the GLA's best practice guidance on Wheelchair Accessible Housing (September 2007). Section 7.12 states the following;

*“ housing that is capable of being adapted to meet all of the requirements of the Wheelchair Housing Design Guide (WHDG) may be under-occupied for use by a wheelchair user. For example, a small bedroom may be used as a store for a wheelchair and other equipment, or a twin bedroom may be used as a single bedroom to provide adequate space around the furniture. This ‘under-occupancy’ approach to creating adaptable homes must be made clear at the planning stage. However, in a one-bedroom apartment the related spatial requirements for two persons must be included.”*



Figure 11 1 bed 2 People Wheelchair Adaptable



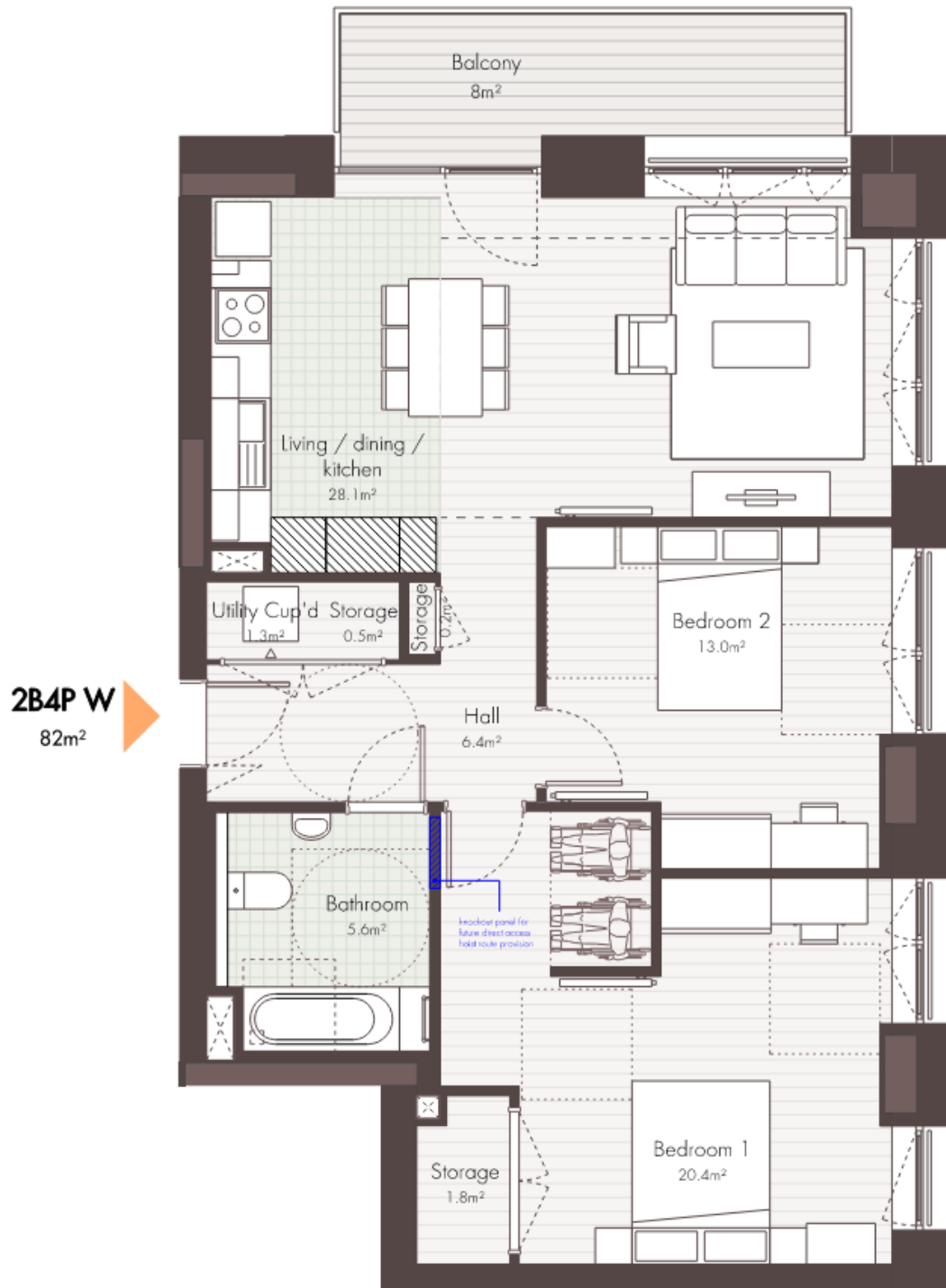
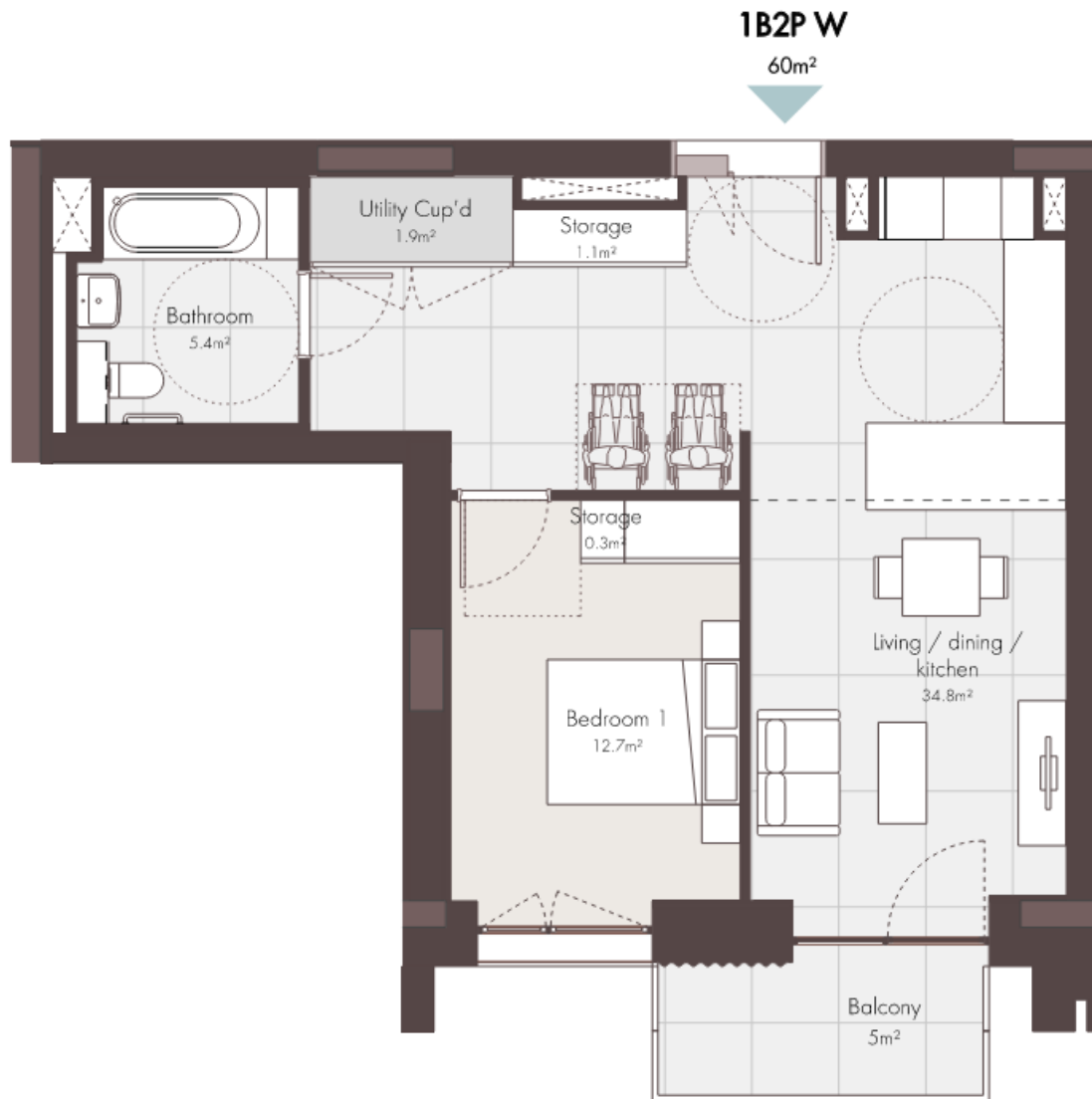


Figure 12 2 Bed 4 Person Wheelchair Adaptable



Figure 13 3 Bed 5 Person Wheelchair Adaptable



*Figure 14 1 bed 2People Wheelchair Adaptable*

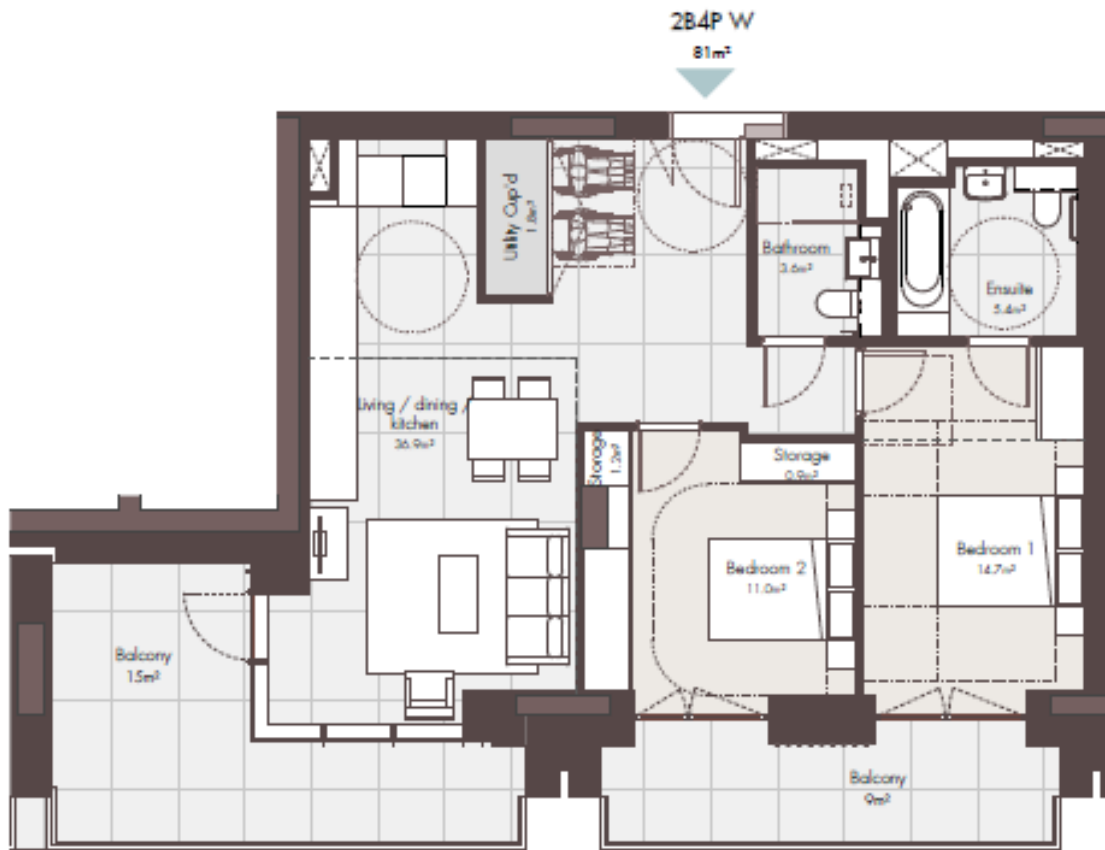


Figure 15 2 Bed 4 Person Wheelchair Adaptable

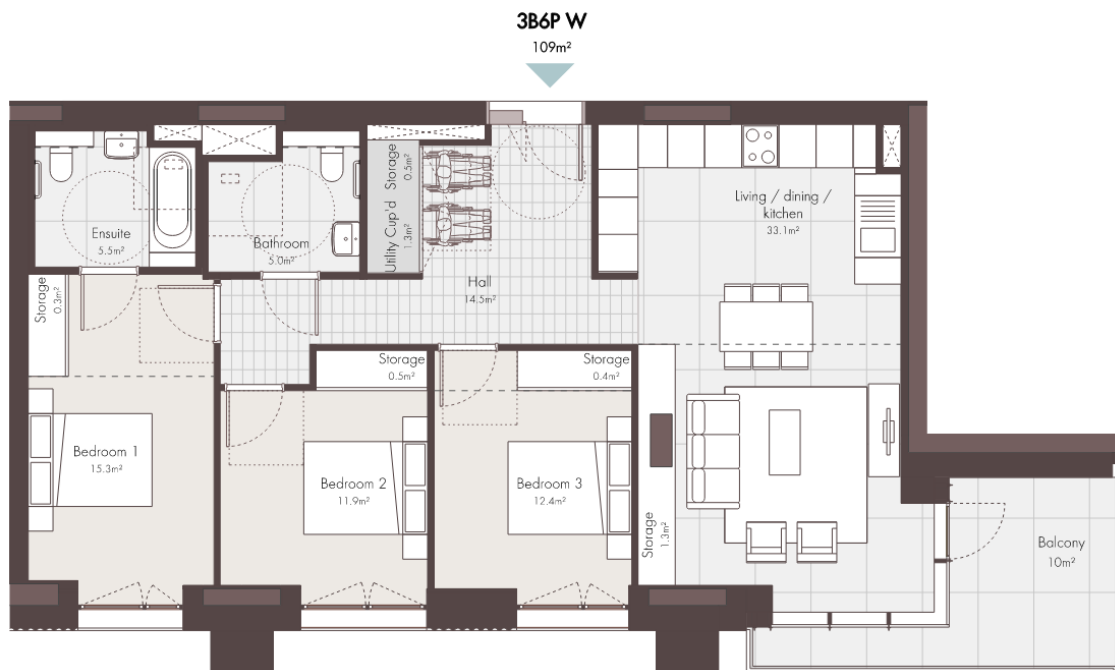


Figure 16 3 Bed 6 Person Wheelchair Adaptable

## 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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