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inclusive design

SA/WMC/001

16<sup>th</sup> June 2021

Sarfraz Arfan  
Director for Estates and Facilities  
Working Men's College  
44-46 Crowndale Road  
London  
NW1 1TR

Dear Sarfraz,

**Application for Working Men's College, 44-46 Crowndale Road (ref:2021/1817/L) – Access Consultant Review**

Further to your request for a desktop review of the external lift replacement proposal for the entrance to the Working Men's College building, please find below my response.

The proposal is documented in the Design and Access Statement and associated drawings for a full Planning with Listed Building Consent Application for the replacement of the existing external lift. The current lift, which was a contemporary addition approximately 10 years ago to the existing Grade II Listed Building provides step free access into the main entrance of the building from Crowndale Road. There is no other alternative step-free access available along the building frontage due to the site level constraints.

A platform lift is the only viable means of accessible circulation into the main entrance and reception area from street level and the extent of the level change prevents a ramped option from being considered.

It is understood that current lift platform is exposed to the elements which causes the following issues:

- The platform becomes slippery in wet and frosty weather conditions which is a safety issue;
- Visitors who require use of the lift are deterred from entering the building due to the discomfort of cold/wet weather and on a day to day basis this can also be problematic for disabled students and staff;
- Exposure to weather conditions raises the number of lift failures and increases maintenance costs rendering any step free access to the entrance unavailable, in particular this is due to water ingress in the control panel - a common fault with open top lifts;
- Lift requires regular cleaning and clearance of debris; and
- Causes regular issues with the Working Men's College being able to suitably meet their ongoing duties as a service provider, employer and education provider relating to the disability provisions of the Equality Act 2010.

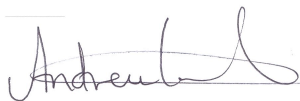
With the above issues in mind, and noting that the proposal will not have any new impact on the building other than a small increase in height of 0.75m from the existing lift structure, the simple proposal to provide an up to date replacement lift using the original lift footprint with a weather resistant enclosure makes sense in terms of resolving the above noted ongoing issues for the building. It would make a very positive step in terms of meeting the ongoing duties of the disability provisions with Equality Act 2010 for the Working Men's College for visitors, students and staff. The specification of the lift is also an improvement from the original provision which is welcomed with specific items of note as follows:

- The proposed lift will be of a similar appearance to the existing lift structure;
- The new lift enclosure will have level access at both landings without the need for any small ramps;
- The enclosure will provide straight-through clear access at both landings and the clear opening of the doors will be min 800mm wide, all in accordance with Approved Document M Volume 2 of the Building Regulations;
- The lift controls will be illuminated and the openings will visually contrast with the adjacent surfaces.
- The use of glazed panels will be used within the new enclosure where possible to reduce the visual impact upon the existing listed building when viewed from the street; and
- A roof light to aid visibility will be fitted to the ceiling improving visibility which wouldn't be possible with an open top lift.

Additionally, given that the travel height is above 2m, under current design standards lift manufacturers will only install a full height door on the top landing even with an open top, as opposed to the existing 0.9m high door in place at present. This regulatory change in door height relates to prevention of falls from height. Therefore enclosing the structure with a roof would only increase the overall height by a further 100mm.

It is duly noted that the building is Grade II Listed, and the strategic review approach undertaken is in with the Historic England 'Easy Access to Historic Buildings' which makes reference for the need for 'reasonable adjustments' under the Equality Act 2010 to be duly considered alongside the sensitivity of a buildings Listed status when making alterations.

Yours sincerely,



**Andrew Lord BSc (Hons) MRICS NRAC (Consultant)  
Director**