## 9.1 Access to the Building

## **Pedestrian Route**

The main access to 31-32 Alfred Place has been relocated to sit more centrally in the ground floor facade.

This entrance is fully accessible. An additional secondary access is proposed, with these entrances being utilised for servicing and deliveries.

## Cycle Route

Cyclists can enter the building via doors adjacent to 33-34 Alfred Place.The are 76 spaces proposed to the rear of 33-34. Associated changing/ washroom facilities, additional storage is provided for non two wheeled cycles.

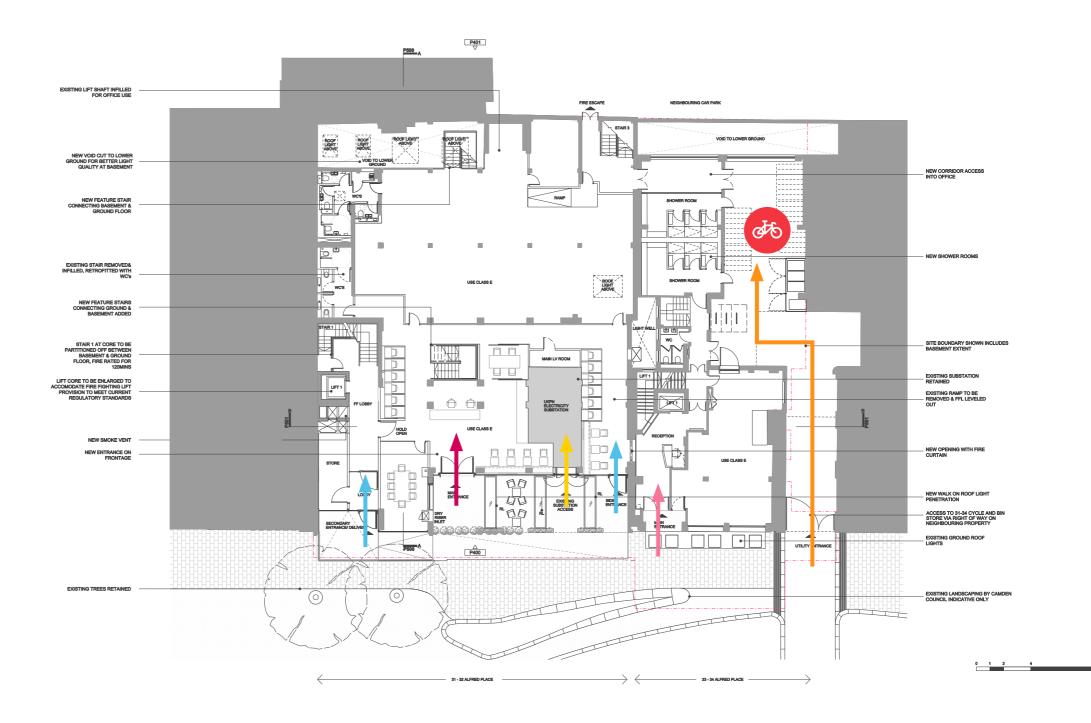
On street cycle parking is also located on Alfred Place in the form of Sheffield Stands.

## Vehicular Route

The Vehicular drop off points are located on Alfred Place on the other side of the soft landscape across the street. .

## **Substation Access**

The UKPN substation is currently accessed directly from Street on Alfred Place.



#### Location Plan (not to scale)

Main Entrance to 31-32 Alfred Place Main Entrance 33-34 Alfred Place Entrance for Cyclists Substation Access Secondary Entrance

Cycle Parking Spaces



## 9.2 Access Within the Building

The Equalities Act 2010 is based on reasonable provision with respect to the physical environment, and so within this context, two of the main references used in the development of the proposals for 31-34 Alfred Place are BS8300 and Approved Document Part M. Opportunities have been taken where possible to enhance mobility within the constraints of the existing structure.

## Horizontal access

Doors and thresholds will be level on each floor and designed in line with Approved Document Part M. A fully accessible WC and ambulant accessible WC is provided at every level in 31-34 Alfred Place.

## Vertical access

A new fire fighting passenger lift is ot be introduced to 31-32 Alfred Place. This lift replaces the lift provision currently in building. The lift forms part of a new fire fighting shaft which will contain fire fighting stair access.

For further information on the fire stratgey please refer to the Fire Strategy Statement provided by JH as part of this application.

New openings each containing a general access feature stair have been introduced to provide better connection between ground and basement levels.



### Ground floor plan (not to scale)

Passenger Lifts Fire Escape Stair General Access Stair



## 9.3 Maintenance and Service Access

The existing plant in 31-34 Alfred Place is located in the basement and also at roof level.

Proposed plant is also located in the basement and at roof level. The stair in the main core runs from basement to roof level to enable access for plant maintenance.

The proposed generator location is at level 1 within a balustrade protected area. It can be accessed from level 1 office space or Stair 3 at the rear of the building.

## **Substation Access**

The UKPN substation is currently accessed directly from Street on Alfred Place.

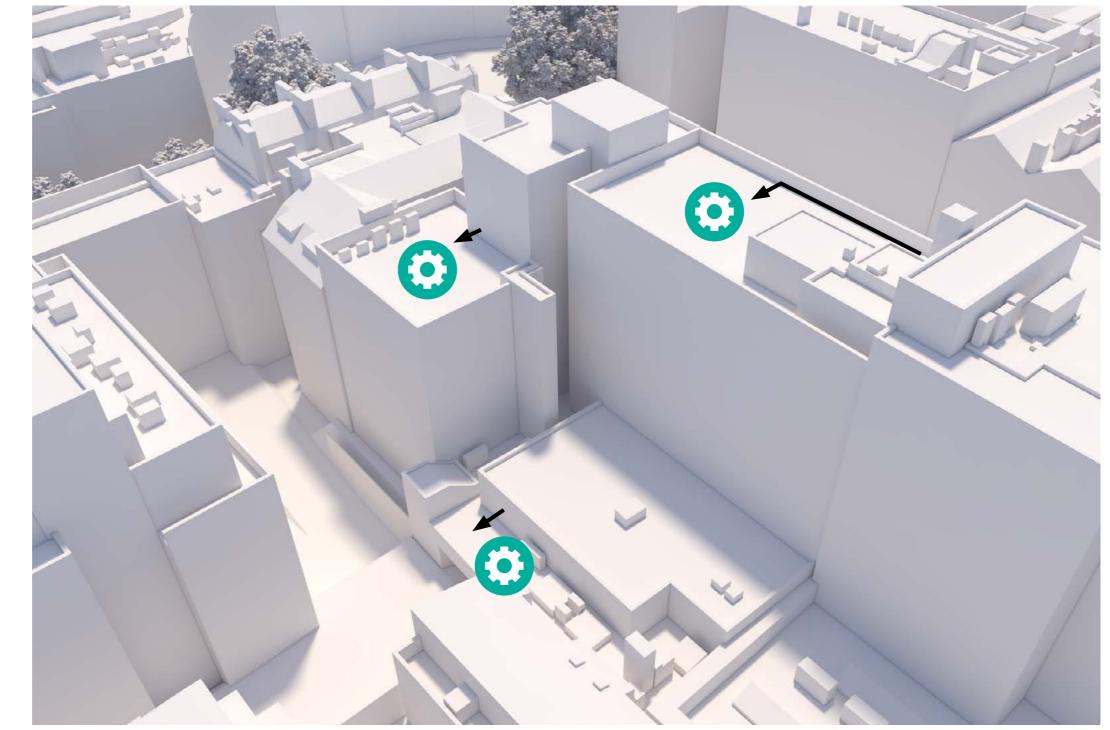
## Facade Maintenance

It is proposed that the existing facade maintenance strategy is maintained and the facade areas are cleaned from both ground and protected (balustrade edge protection) roof areas by a water fed pole.

The ground floor entrance of 31-34 Alfred Place will be cleaned from street level as per the existing arrangements.

## Service and Deliveries

Secondary entrances have been provided at ground floor level for servicing and deliveries for the building.



Aerial View of building looking south



Locations of roof plant on 31-34 Alfred Place



Section 10.0 Appendix Planning Drawings

# Ben Adams Architects 🚽

Project: Alfred Place Flex Plus

Date: 19/05/2022

Pages: 1 of 1

No.: 01

drawing register

P:\21001-199\21015 Alfred Place Flex

Plus\SPECS SCHEDULES PROGRAMMES\21015-Drawing File Ref:

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				YEAR	22	22	22	22												
NUMBER	TITLE		SCALE	SIZE	REV															
21-015-P001	Site Location Plan		1:1250	A3	-	A		В												
21-015_P002	Site Plan		1:200	A1	-	A		В						<u> </u>						
21-015_P099	Existing Basement Plan		1:100	A1	-	A		B												
21-015_P100	Existing Ground Floor Plan Existing First Floor Plan		1:100	A1	-	A	<u> </u>	B						<u> </u>			<u> </u>			
21-015_P101	Existing First Floor Flan		1:100	A1	-	A		B												
21-015_P102 21-015 P103	Existing Third Floor Plan		1:100	A1 A1	-	A	<u> </u>	B						<u> </u>			<u> </u>			
21-015_F103	Existing Fourth Floor Plan		1:100	AI	-	A	-	B						-						
21-015_P104 21-015_P105	Existing Fifth Floor Plan		1:100	AI	-	A	-	B						-			-			
21-015_P106	Existing Sixth Floor Plan		1:100	A1 A1	-	A	<u> </u>	B					-	<u> </u>		-	<u> </u>			
21-015_1100 21-015_P107	Existing Seventh Floor/ Roof	Plan	1:100	A1	-	A		B												
21-015_P120	Existing Alfred Place Elevatio		1:100	A1	-	A		B												
21-015_P121	Existing Rear Elevation		1:100	A1	-	A		B												
21-015 P130	Existing Section AA		1:100	A1	-	A		B												
21-015_P131	Existing Section BB		1:100	A1	-	A		B												
21-015_P199	Proposed Basement Plan		1:100	A1	-	A		B												
21-015_P200	Proposed Ground Floor Plan		1:100	A1	-	A		В												
21-015_P201	Proposed First Floor Plan		1:100	A1	-	Α		В												
21-015_P202	Proposed Second Floor Plan		1:100	A1	-	A		В												
21-015_P203	Proposed Third Floor Plan		1:100	A1	-	Α		В												
21-015_P204	Proposed Fourth Floor Plan		1:100	A1	-	Α		В												
21-015_P205	Proposed Fifth Floor Plan		1:100	A1	-	Α	В	С												
21-015_P206	Proposed Sixth Floor Plan		1:100	A1	-	Α		В												
21-015_P207	Proposed Seventh Floor/ Roo		1:100	A1	-	A		В												
21-015_P400	Proposed Alfred Place Elevat	ion	1:100	A1	-	A	В	С												
21-015_P401	Proposed Rear Elevation		1:100	A1	-	A		B												
21-015_P500	Proposed Section AA		1:100	A1	-	A	B	C												
21-015_P501	Proposed Section BB		1:100	A1	-	A	В	С												
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Avison Young		Cameron Gregory					E/P													
Avison Young Chris Dumas		Chris Dumas			E/P	E/P	E/P	E/P												
		Lawrence Marsh				E/P	E/P	E/P												
DP9 Julian Shirley		Julian Shirley				E/P	E/P	E/P												
DP9																				
Exigere		Charlie Docwra				E/P	E/P	E/P												
Exigere David Happell		Charlie Docwra Charlie Docwra			E/P E/P	E/P E/P	E/P	E/P												
Exigere		Charlie Docwra			E/P E/P E/P	E/P E/P E/P	E/P	E/P E/P												

## 10.1 Planning Application Drawing List