

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. There 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.

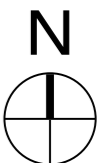
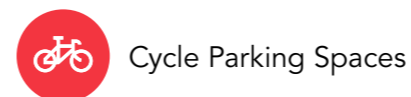
Substation Access

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



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 to 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.

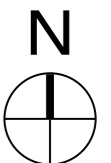
For further information on the fire strategy please refer to the Fire Strategy Statement provided by JH as part of this application.

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

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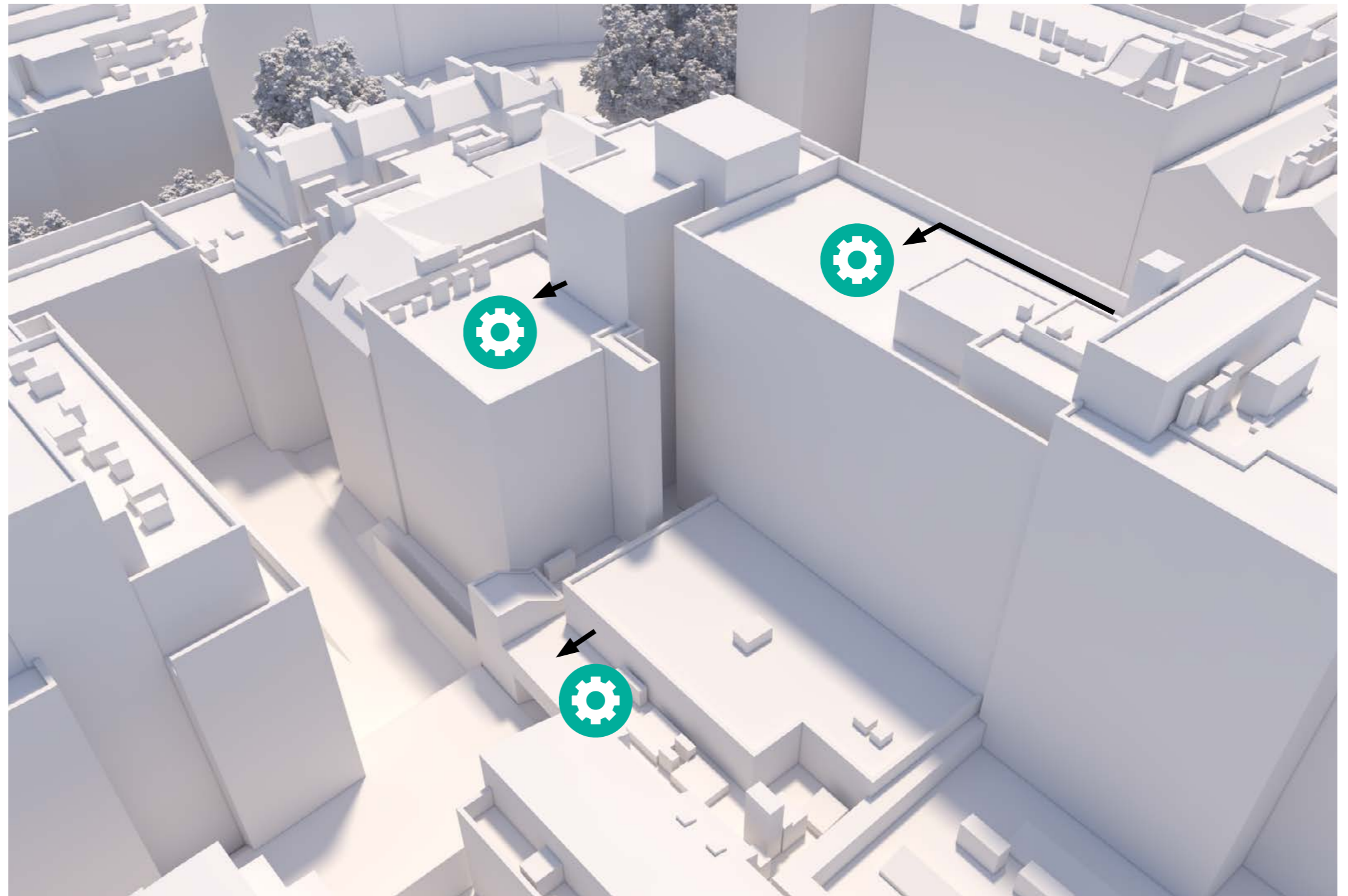
Facade Maintenance

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

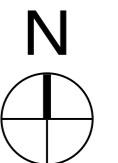
Secondary entrances have been provided at ground floor level for servicing and deliveries for the building.



Aerial View of building looking south



Locations of roof plant on 31-34 Alfred Place



Section 10.0
Appendix
Planning Drawings



