



# Kingsbourne House Access Statement

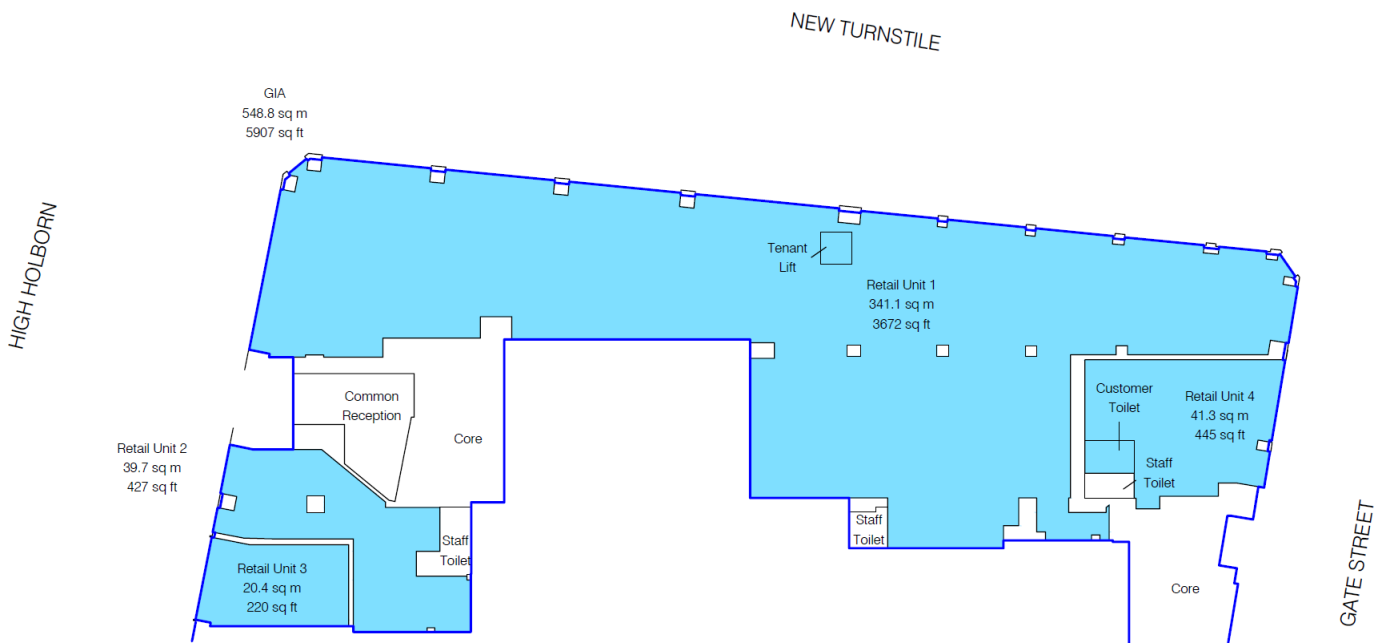
08.07.22 Rev A

# 1. Overview of the Statement

The Access Statement contains a full description of the project. Issues that have had an impact on access in the design of the project to date are included part of this Access Statement. Also included will be the reasons for the constraint, any alternative solution adopted or proposed and the rationale behind the solution including any authority, research or advice that has influenced the decision.

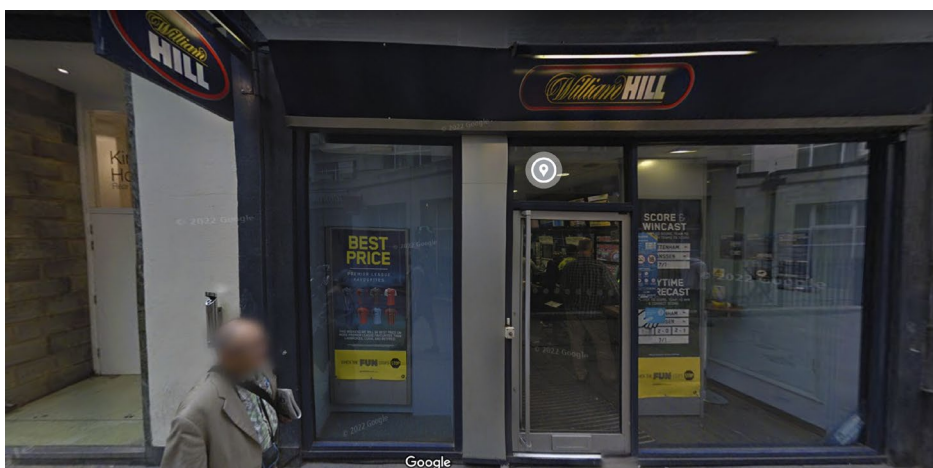
This appraisal will demonstrate the intent of the Disability Discrimination Act and compliance with the statutory regulations, in particular, Approved Document M.

# 2. Means of Access and Egress



## Site

The Project is located within Retail Unit 4 of Kingsbourne House, with a frontage onto Gate Street, and includes the formation of a new entry lobby with access to the building’s occupied commercial floors via the existing core:



The area is well served by the London transport system, and is easily accessible from in and around London. The nearest station is Holborn Station (Central and Picadilly Lines), which provides step free access to and from the street level and train platform levels.

The main entrance to the Kingsbourne House is from High Holborn, and is currently not a level access:



No existing entrances to the building are level or step free throughout, and do not currently afford level access for use by wheelchair users and MIP with recourse to Approved Document M and BS 8300.

### Car parking and setting down points

Existing car parking spaces including accessible bays, are provided on the majority of minor roads in the local area.

Setting down points are available on Gate Street.

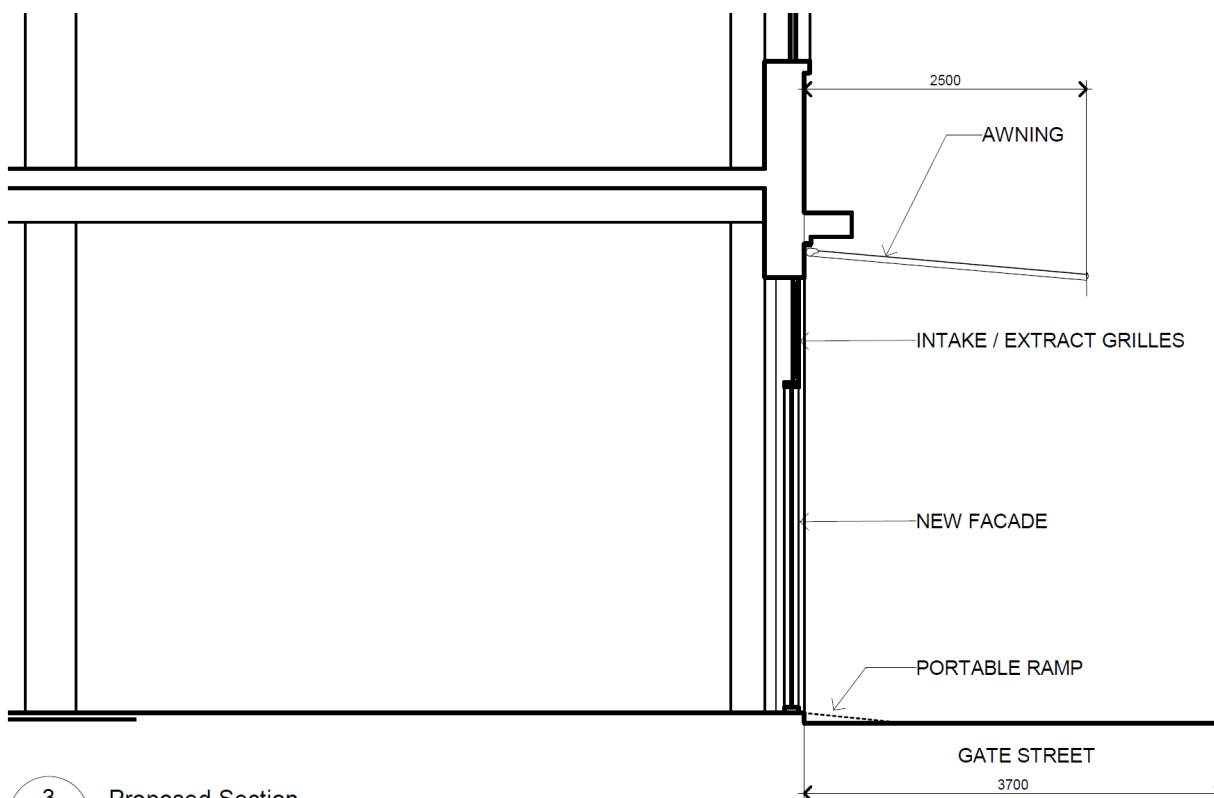
Cycle parking is provided in Basement Level 01 as part of the base building.

## 3. Building Entrance

The existing entrance on High Holborn, and the existing secondary entrance on Gate Street do not currently afford level access due to the topography of the street. The proposal is to make up the current 100mm step between the finished floor level and the street level with a removable ramp which is stored within the building, and will be placed at the door threshold by the receptionist who is stationed at the entry during the building's operating hours.

The new entry door is designed for use by wheelchair users and MIP, provides direct visibility to the interior reception desk, should anyone require assistance. The entry door provides a minimum clear opening width of 1000mm and is an automatically opening sliding door.

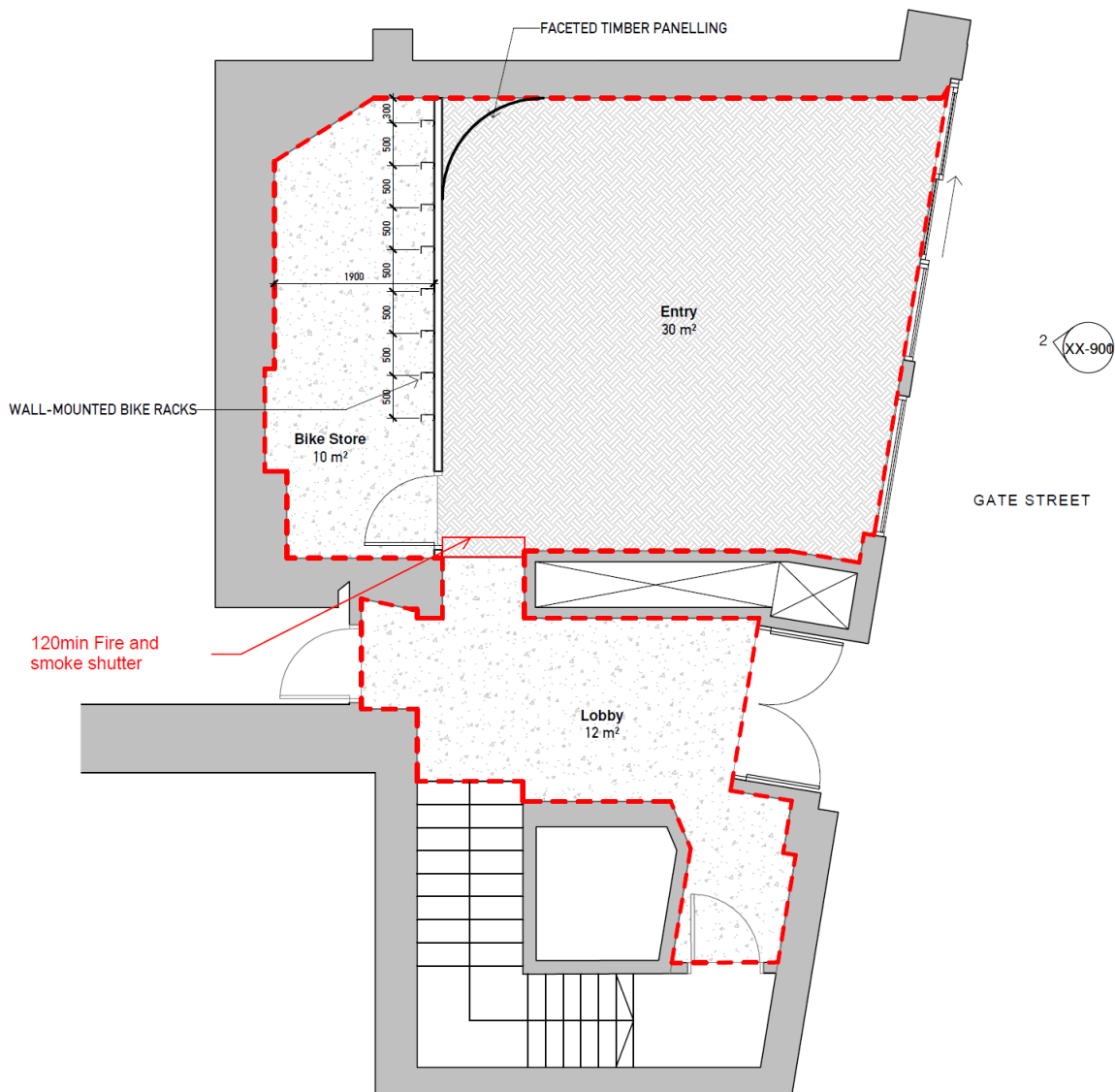
Being a glazed door, the main entry door has visible and permanent manifestations applied to the surfaces. The entrance lobby has a slip resistant, barrier matting floor finish for the first 1200mm to prevent slippage or trailing water in the lobby. The barrier mat is level with the surface of the adjacent floor finish. The entrance is illuminated and fully weather protected from the elements.



3 Proposed Section

## 4. Internal Organisation

The project has been designed to the recommendations set out in Approved Document M and BS 8300 for access.



## **5. Internal Doors**

All internal doors to generally accessible areas have a minimum clear width in accordance with Table 2 and Diagram 9 of Approved Document Part M. All manually openable doors, have an opening force at the leading edge of the door of not more than 30N from 0° to 30° open, and not more than 22.5N from 30° to 60° of the opening cycle. There is an unobstructed space of at least 300mm on the pull side of the door between the leading edge of the door and any return wall. All door frames contrast visually with the surrounding walls and the surface of the leading edge of the doors contrasts visually with the other door surfaces and its surroundings.

## **6. Lighting**

All lighting within the project has been designed to CIBSE-Code for internal lighting. Artificial lighting should be designed to give good colour rendering of all surfaces, without creating glare or pools of bright light and strong shadows.

All switches have been designed out and replaced with PIRs.

## **7. Means of Escape**

Provisions have been made for the evacuation of disabled persons within the building as per the recommendations of BS 5588: Part 8 and Part 12.