

Vernon-Sicilian House & 21 Southampton Row

Design and Access Statement - **Section 8 of 8**

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halebrown

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Access Statement

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The Proposals

1.1 Approach and Entrances

The existing building has 3 main entrances. The main entrance to 21 Southampton Row is on the principal front elevation and comprises a set of manual double doors, with each door leaf being 880mm wide. This solution is not the most inclusive, and so these proposals look to improve this situation. The new curved automatic sliding doors will activate on approach, and provide easy access for all. Step free access will be provided as the existing level threshold will be maintained.

The existing entrance to Sicilian House is located on Sicilian Avenue, and comprises a set of manual double doors, with each door leaf being 765mm wide. There is also an existing small step up into the building. The proposals look to improve this situation by removing the existing step and lowering the threshold. A DDA compliant internal ramp will allow users to rise up gently to the internal finished floor level. The existing narrow double doors will be held open on electromagnetic devices during the day, and a new internal lobby door will be installed with a larger single leaf, which is a more inclusive proposal.

The existing entrance to Vernon House is located on Sicilian Avenue, and comprises a set of manual double doors, with each door leaf being 765mm wide. The existing narrow double doors will be held open on electromagnetic devices during the day, and a new internal lobby door will be installed with a larger single leaf, which is a more inclusive proposal.

1.2 Reception

The new reception in 21 Southampton Row is designed to be level throughout, to maintain inclusive access throughout. The reception provides direct access to the open plan flexible working space and onto the improved main circulation core.

1.3 Core / WC's

The existing core to 21 Southampton Row will be completely overhauled. The existing core comprises 2no. small lifts and a timber staircase that wraps around one of the lifts. The timber stair is in poor condition and is not completely level.

The new core will comprise 2no. good sized accessible lifts as well as a new DDA compliant stair, which provide level access onto all the floors. The new stair will be lobbied from the main office space, which will help to improve the existing buildings current fire strategy.

The existing stairs and lift shafts are to be retained in Vernon / Sicilian House. New lift cars will be installed within the existing shafts. These also provide level access to all levels of the building.

New WCs will be provided on all levels of the building all accessed off the main circulation cores. Each core will be provided with an accessible WC at every office floor level.

A further Part M compliant WC is located on the ground floor and can be accessed from the reception area.

1.4 Cycles / Showers

In line with current planning policy and BREEAM requirements, the proposal includes 154 cycle spaces with shower, changing and locker facilities, to act as an estate wide facility for this building and the surrounding smaller buildings.

Cycle access is to be provided via the sloping service yard route to the back of the building. An area of the ground floor slab will be lowered to allow for level access for cyclists.

The entrance door to the stair core will be power assisted for ease of use by cyclists carrying bikes into the building.

The new cycle entrance lobby will comprise a new wide two way stair. A surface mounted rail is fixed to the edge of the new stair to assist with the movement of bicycles between lower ground and ground floor levels.

A new cycle platform lift will also be installed, providing a fully inclusive access link between the rear courtyard and the basement cycle store.

The lobby doors at the foot of the stair at basement level and the bike store door will be held open to also ease access for cyclists entering the building. The bike store door will be open during peak hours and have to be closed by the building management team during the middle of the day for security reasons. The bike store door will also automatically close when the fire alarm is activated.

New changing facilities with lockers and showers will also be located in the basement. There will be separate male and female facilities with 5 male and 5 female showers provided. These will also be supplemented with a Part M compliant accessible shower / WC cubicle.