

ACCESS AND SERVICING

INCLUSIVE DESIGN

Overview

The proposed layouts have been developed to ensure the public areas and apart hotel rooms are as fully and easily accessible as is practically possible.

The scheme has been developed with a good level of inclusive design, given the constraints of the existing structure and building fabric. Step free external and internal access routes, lifts, stairs, accessible WC's and other features are shown on the following diagrams. Consideration of key inclusive designs for visitors, staff and the wider community include: People with mobility impairments, visual impairments, hearing impairments, older people and small children.

Leveled access will be provided to the public areas on ground floor via step free entrances at Fife Court and Queen Victoria Street. From here, step free routes are provided to the guestrooms above. Passenger lifts accessed from the ground floor public area lobby will provide level access to the gym, staff facilities and plant at basement level.

Areas within the scheme where a stepped level change is required to access and service the apart hotels occurs at 15 Victoria Street on the first floor and in between 146-147 and 148-147 Friar Street on the first to third floor. In compliance with Part M and agreement with the local planning authority, It is intended that wheelchair accessible apart hotels will be located to the west of the building where there is step free access. These will satisfy the 5% requirement.

Consideration for fixed and moving furniture that is inclusive and compliant with Part M will be implemented where possible. Doors will comply with Part M and where applicable ground floor windows and doors will have manifestation for the visually impaired. Planters and tables will be specified that do not cause trip hazards and will be suitable for wheelchair users.

Refer to Transport Statement for further detail.

- KEY:
- Step free internal access route
 - Escape Stair
 - Step free access
 - Serviced/ Staff Access
 - Accessible W/C
 - Passenger/ Service Lift
 - Refuge Area
 - Refuse Chute
 - Accessible Rooms

