

Proposed Hampton by Hilton

Bath Road, Heathrow

Rev A

ACCESS STATEMENT:

The design process and development of the scheme has been undertaken in accordance with Approved Documents, accessible legislation and policies within the local Development Plan (The London Plan 2021). The aim of this is to:

- Embrace the policies of inclusive design.
- Ensure safe, easy and inclusive access for all people regardless of disability, age or gender, both into and around the development.
- Provide facilities suitable for mobility impaired visitors by ensuring the needs of wheelchair users have been addressed across the development.

ACCESS ON ARRIVAL:

Building users will arrive to site by various means of transport (both public and private). Each means will have its own method of arrival owing to local transport restrictions. Those traveling to the building by public means i.e. taxis or bus will be dropped off on Egerton Way adjacent to the Entrance with direct level access from kerbside to entrance.

There are private parking spaces in the undercroft car park. Those traveling via car can utilise these spaces as well as local on-street metered parking bays. The Hotel scheme has 24 parking spaces in total including 6 Disabled parking bays. The parking bays within the car park allow direct level access to the entrance.

There is also a good local bus service to provide access to the airport, local bus stations and other local destinations. The airport then provides access to the underground and rail services to get into London.

All external access has been designed in accordance with the requirements of Approved Document M with appropriate signage clearly indicating primary entrance points for hotel guests and staff..

All primary entrances will be provided with automatic doors and are arranged to allow the safe and comfortable passage of users with restricted mobility. The ground levels leading to any entrance will allow access for all users. It is proposed that all external paving material will be non-slip with minimal undulations and joints to provide a level surface.

INTERNAL ACCESS:

All areas of the building are fully accessible. Corridor widths, door widths, and opening patterns all comply with Approved Document M and allow safe wheelchair access.

Lift cores provide access to all floors and are fully accessible with Braille controls and audible announcements. Stairs also comply with ambulant disabled standards.

Accessible access is provided across all public, back of house and bedroom areas.

FACILITIES:

Accessible toilets are being provided where required, including but not limited to Back of House areas and the 1st floor public areas. Accessible toilets will comply with Approved Document M.

Internal facilities will be designed and arranged in a practical and convenient manner to ensure the need of all visitors can be accommodated. The reception desk will be provided with a lowered section to allow wheelchair access and a loop system to assist visitors with reduced hearing.

EMERGENCY EVACUATION:

A fire evacuation lift has been included within the main lift core to provide safe and dignified emergency evacuation for all hotel guests and staff. This lift will access all levels of the building to ensure there is a provision for independent escape from all areas of the hotel. The fire evacuation lift will terminate at ground floor and provide direct and level exit to a safe external area and muster point.

The proposed layouts have been designed to provide safe evacuation and escape in tandem with the Planning Fire Statement. This is in accordance with Approved Document B (and associated British and European Standards) and London Plan Policy. In addition, the guidance provided by Hampton by Hilton brand standards has been adopted where this exceeds this policy. All bedrooms have a travel distance of less than 9m to a protected corridor which provides access to the protected stairs and/ or fire fighting lobby which includes the evacuation lift noted above. Corridors are to be enclosed in fire resisting construction and should be fire sterile environments. As well as the fire evacuation lift, each stair will be provided with a protected refuge in conjunction with two-way communication points to the reception/ alarm panel.

A fire safety and evacuation management plan will be adopted in accordance with prescriptive guidance and operator requirements. This will cover many aspects of the management procedures required for the continued safe evacuation of the building and will particularly focus on the requirements of users with additional accessible needs and mobility impairments.

ACCESSIBLE BEDROOMS:

The provision of guestroom accommodation is in line with clause 19.2.1.1 (and Figure 52.) of BS 8300-2:2018. Within the 157 no. bedrooms, there will be 16 no. bedrooms (10%) designed to accommodate visitors varying needs. 2no. bedrooms (1%) will be provided with a hoist system and will have an interconnecting door to an adjoining bedroom for use by an assistant or companion. These rooms are distributed across the building and in close proximity to circulation cores in an effort to ease accessibility. The accessible bedrooms will be provided with alternative handing to accommodate guests of varying needs.

Accessible bedrooms will include an en-suite shower room designed in accordance with clause 18.2.1 (and Figure 30.) of BS 8300-2:2018. Compliance with local regulations is also a requirement of the Hampton by Hilton brand standards. En-suite accommodation within rooms with hoist system will be designed in accordance with clause 18.2.2 (and Figure 31.) of BS 8300-2:2018.

All guest light switches, heating / cooling controls etc. will be positioned for ease of access and use. Accessible bedrooms are provided with additional fire alarm warnings including vibrating pillows and strobe lights in addition to the audible warnings.

Accessible bedrooms also provide alarms to summon assistance connected to reception and a warning light outside the bedroom. These are activated from call points in the bathroom and adjacent to the bed. Reset switches are provided on the headboard and in the accessible bathroom to allow the occupant to cancel an accidental alarm before staff are required to enter the room.

MAINTENANCE:

All issues relating to accessibility and inclusive design will be monitored and maintained by the on-site staff.