



EUSTON TOWER

Accessibility Statement Addendum

December 2024



1. Introduction

1.1 Purpose of the report

David Bonnett Associates (DBA) was appointed by British Land Property Management LTD (British Land) as Access Consultant to the Euston Tower design team in August 2022.

This Access Statement Addendum summarises the revisions made to the pending strategic application for Full Planning Permission (ref. 2023/5240/P), submitted in December 2023 for the Proposed Development at Euston Tower (286 Euston Road, London).

The Applicant has undertaken extensive consultation during both the pre-application and determination stages of the Proposed Development and has sought to respond positively to the responses received. The scheme has been revised in response to feedback from Officers, local stakeholders and residents, the Regents Park Conservation Area Advisory Committee and statutory consultees, including Historic England and The Greater London Authority.

This Addendum has been prepared detailing the revisions to the pending scheme (the "Proposed Development"). For the avoidance of doubt, the Access Statement which accompanied the December 2023 Submission is considered as read and this Addendum deals only with the 2024 Revisions and any updates to assessments as a result of these revisions. This Addendum also clarifies and provides further details responding to consultation responses received since the original submission in December 2023. Save where varied or supplemented in this Addendum, the content of the Access Statement remains valid and up to date.

The Description of Development for the Proposed Development, in light of the 2024 Revisions, has been updated to the following:

"Redevelopment of Euston Tower comprising retention of parts of the existing building (including central core, basement and foundations) and erection of a new building incorporating these retained elements, to provide a 32-storey mixed-use building providing offices and research and development floorspace (Class E(g)) and office, retail, café and restaurant space (Class E) and Enterprise space (Class E/ F) at ground and first floors, and associated external terraces; public realm enhancements, including new landscaping and provision of new publicly accessible steps and ramp; short and long stay cycle storage; servicing; refuse storage; plant and other ancillary and associated work."

1.2 Revisions made to the pending planning application ref. 23/5240/P

The principal components of the 2024 Revisions comprise:

Massing

- Tower
 - Tower massing adjusted to create a simpler, rectangular form.
 - Tower is rounded at the corners to help the tower appear slimmer in long distance views.
 - Breathing spines are pushed inwards to separate the tower into four quadrants.
- Podium
 - Podium massing is adjusted along with tower massing to be rectilinear with rounded corners, creating an increase in ground floor open space along Hampstead Road.
 - Enterprise Space entrance along Hampstead Road adjusted from triple height to double height.
 - Number of podium levels increased from four to six (L00-L05).

Height

- No change to tower height.
- Podium height has increased by two levels.

Tower

- Façade design incorporates upstand into horizontal elements that wrap the rounded massing corners. Vertical elements span the tower top to bottom through which natural ventilation can occur.
- Minor adjustment to vertical transportation strategy via level change for switch from mid- to high-rise lift banks.
- Four double height amenities have been relocated relative to their previous quadrants/levels. All four double height amenities provide external terraces in various depths/heights, ensuring a wide range of amenity diversity.
- Column grid adjusted to 9m bays and offset from façade by 2m. Megabracing strategy adjusted to Z arrangement.
- The crown of the building has a double height amenity façade treatment such that the building is perceived the same from all angles. This is created by a combination of the façade treatment and the internal arrangement of central plant space at L30 and a “bathtub” of plant space at L31 that sets back from the tower façade.

Podium

- Escalator and stair layout of lobby space has been adjusted to be more space efficient.
- Layout of public space in Enterprise Space has been adjusted following feedback from public consultation.

Land Uses

- Enterprise space adjusted to L00 and L01 only, except for the class E area at the top of the cafe staircase on L02.

Public Realm

- Main entrances to lobby space remain as the originally submitted planning application in December 2023 submission: on the southwest and southeast corners of the ground floor.
- Main public entrance to Enterprise Space remains at the northeast corner. Public entrance to restaurant space at L01 Regent’s Place Plaza also remains on northwest corner.
- Minor updates have been made to the design and location of planters and trees in the public realm.

Transport

- End of trip facilities entrance and access has been adjusted to a bicycle stair and lift. External access remains from the southwest corner of the ground floor.

1.3 Method of review

The Access Statement describes the access provisions using a journey around the proposed development as follows:

- Arrival at the site;
- Approaches to the building;
- Entrance ways;
- Horizontal and vertical circulation;
- Access to facilities;
- Sanitary provision; and
- The emergency evacuation strategy.

Step-free external and internal routes, lifts, stairs, WCs and other access features are highlighted on access overlays throughout this Access Statement.

The statement does not describe or evaluate any part of the development that is used solely for inspection, repair or maintenance of any service or fitting, in accordance with Approved Document M. If a disabled person requires access to these areas as part of their work then their employer is expected to take all reasonable steps to ensure that there are no barriers to them carrying out their work. Any building adjustments that are required would be carried out at that time.

The Access Statement describes how the scheme will be progressed with consideration of the principles of inclusive design.

The report considers the requirements of all users, visitors, staff and wider community including:

- People with mobility impairments;
- People with vision impairments;
- People with neuro-diverse requirements;
- Deaf people;
- Older people; and
- Small children.

The meaning of ‘disabled’ in this Access Statement is as defined by Equality Act 2010.

1.4 The standards and policy

The access provisions are reviewed against the access regulations and standards that apply, which are identified below.

National Regulations

- The Building Regulations 2010, Approved Document M (Access to and use of buildings) Volume 2: Building other than dwellings, HM Government, 2015 edition incorporating 2020 and 2024 amendments. (Hereafter referred to as AD M Vol.2).
- The Building Regulations 2010, Approved Document T (Toilet accommodation), HM Government, 2024 edition. (Hereafter referred to as AD T).
- The Building Regulations 2010, Approved Document K (Protection from falling, collision and impact), HM Government, 2013 edition. (Hereafter referred to as AD K).
- The Building Regulations 2010, Approved Document B (Fire safety) Volume 2: Buildings other than dwellings, HM Government, 2019 edition incorporating 2020 and 2022 amendments. (Hereafter referred to as AD B Vol.2).

Note: Following publication of new Approved Document T in May 2024, the proposals have been updated to meet current standards.

Best Practice

- British Standard 8300:2018 Design of an Accessible and Inclusive Built Environment, Part 1: External Environment - Code of Practice, Part 2: Buildings - Code of Practice, British Standards Institution, 2018. (Hereafter referred to as BS8300-1:2018 or BS8300-2:2018).
- British Standard 9999:2017 Code of Practice for Fire Safety in the Design, Management and use of Buildings, British Standards Institution, 2017.

National Planning Policy

- National Planning Policy Framework (NPPF), Department for Levelling Up, Housing and Communities, 2023.

London Planning Policy

- The London Plan: Spatial Development Strategy for Greater London, Mayor of London, March 2021.

The London Plan (2021) is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital. Relevant policies relating to access and design standards are summarised in the SPG guidance below.

- Social Infrastructure Supplementary Planning Guidance May 2015, London Plan 2015 Implementation Framework, GLA, 2015.
- Shaping Neighbourhoods Accessible London: Achieving an Inclusive Environment Supplementary Planning Guidance, London Plan 2011 Implementation Framework Mayor of London, October 2014..

Local Policy

- Camden Local Plan, July 2017.
- Access for All, Camden Planning Guidance, March 2019.

A full list of references and a description of relevant legislation, regulations, standards and guidance are detailed in Appendix 1.

Note:
DBA provides guidance and advice as access consultants. The consultancy does not officially approve designs, nor does it provide confirmation that a design complies with statutory standards. This remains the responsibility of the designers and the approvals authority.

1.5 Consultation

The revised design covered in this report is the result of incorporating feedback from consultation with the London Borough of Camden (LBC) and local stakeholders.

Consultation events held in 2024 covered themes around women’s safety, physical and mental conditions, and accessibility for young and older people and engaged directly with representative user groups such as Camden Disability Action and Third Age Project.

Please refer to the Statement of Community Involvement Addendum document for further details.

2. Overview of proposals and conclusions

2.1 Summary of access provisions

The proposals for the development at this stage demonstrate that a good level of inclusive design will be achieved by the finished scheme, given the constraints of the site/existing structure.

The key access provisions for the proposed development include:

- Incorporation of the principles for inclusive design wherever possible;
- Accessible routes to all connections with local pedestrian routes and public transport;
- Safe spaces and routes for pedestrians and cyclists, segregated from vehicle traffic;
- 2x Blue Badge Bays at basement level;
- Accessible cycle parking space for staff and visitors;
- Inclusion of wheelchair-accessible sanitary facilities alongside cycling facilities, at all reception areas and at all public use areas such as cafe and public amenities;
- Step-free access to all parts of the buildings, including terraces;
- Provision of fire evacuation lifts in addition to fire-fighting lifts for safe and dignified evacuation of disabled people.

2.2 Conclusion

DBA has reviewed the proposed amendments against the pending planning application (ref. 2023/5240/P) and concluded that the proposed amendments have not significantly changed the conclusion reached within DBA's Access Statement submitted under the original planning application in December 2023.

Each aspect of arriving, entering and using the building has been carefully considered during the design process.

At this stage the Development demonstrates the potential for the finished scheme to achieve a good level of inclusive design. The proposed Development offers a level of inclusive design that meets the minimum access requirements of the Building Regulations and London-wide access policies.

3. Arrival

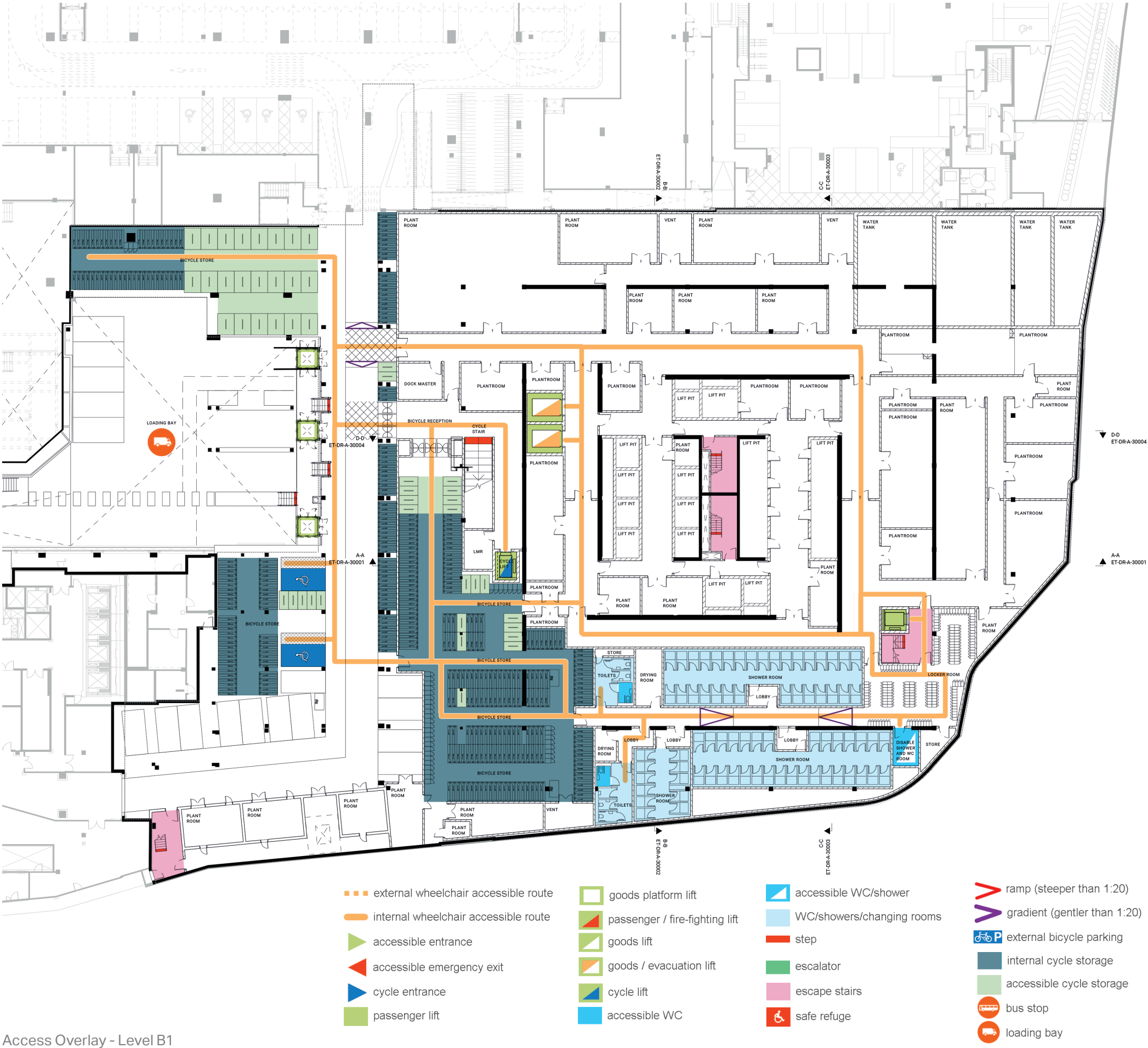
3.1 Cycle parking

Visitor cycle parking will be provided at ground floor level in the form of Sheffield stands. 100 short-stay spaces will be provided on the public realm.

Long-stay cycle parking for office employees and staff will be provided in secure and sheltered areas at basement level 1, with a total of 890 cycle parking spaces.

A cycle lift forms part of the accessible route to the basement level 1 cycle parking. The cycle lift is 1.2m x 2.3m with a lift door clear opening width of at least 1m.

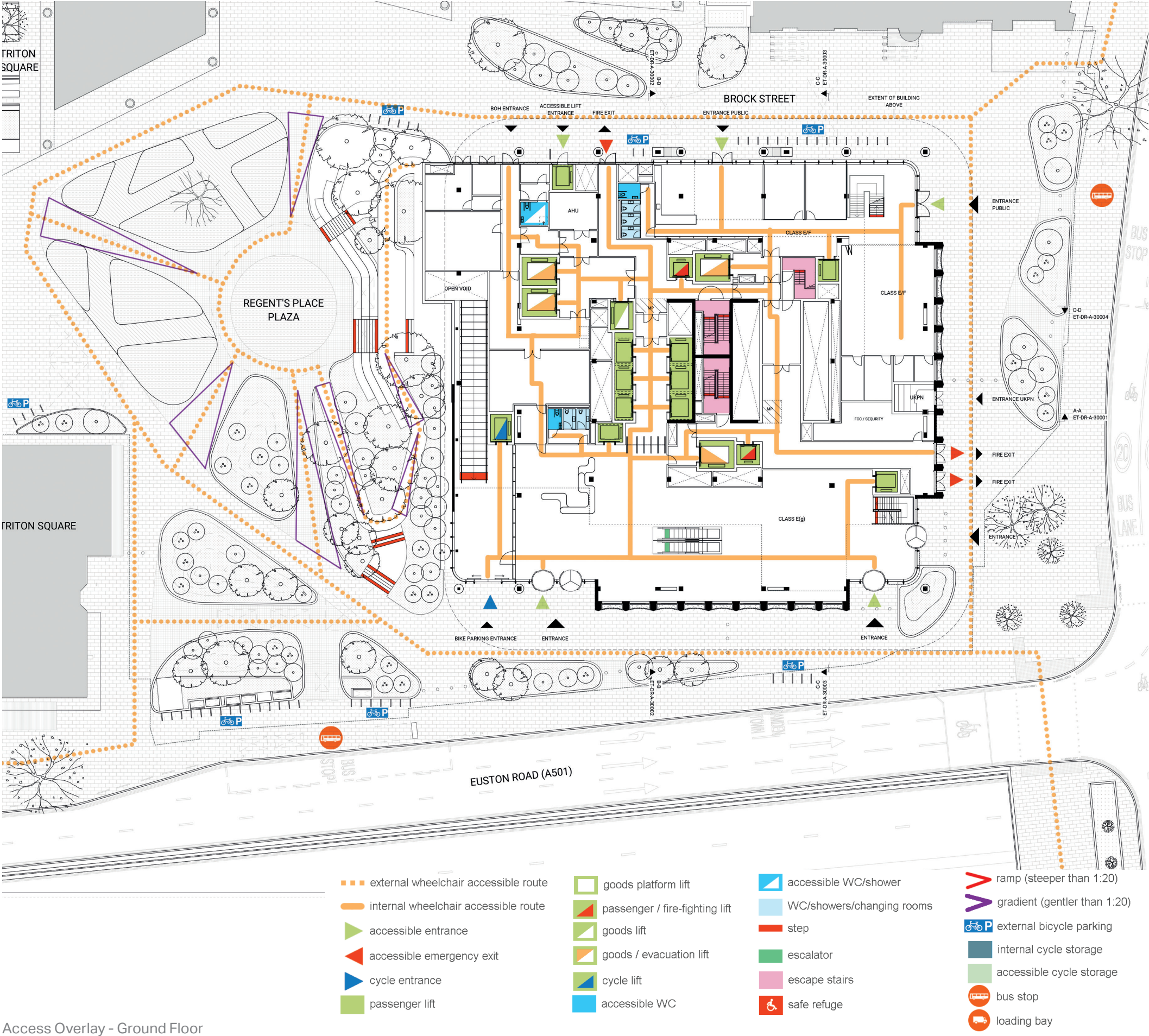
Next to the cycle lift, a cycle stair has been proposed. (Refer to section 4.5.2).



3.2 Pedestrian access

Minor amendments are proposed to the landscape proposals, including re-grouping of short-stay cycle stands and rearrangement of approaches to the entrance on the south-east corner of the building.

Access provisions to ensure the comfort of all pedestrians using the public realm remain as indicated in the original Access Statement.



4. Public and commercial

4.1 Overview

Ground floor level contains the main office building lobby, cafe/retail and the Enterprise Space. Level 01 is a continuation of the lobby and Enterprise Space and also contains F&B facilities accessed from the external stepped and slopping terraced landscaping and from the eastern entrance of the Enterprise Space.

The Enterprise space (restaurant/cafe) has been amended to L00 and L01 only. Levels 02-30 will have the office workspaces, including shared amenities and terraces. All parts of the building will continue to be accessible via lifts.

4.2 Entrances to the building

At ground floor level, the office entrance on the south-east corner of the building has been adjusted to provide separate entrance doors on Hampstead Road and Euston Road. The entrance on Hampstead Road will be fitted with a revolving door and the one on Euston Road will have an accessible sliding door.

Directional signage will be provided to direct people towards accessible entrances, and these will be signed with the International Symbol of Access.

4.3 Reception and lobby

Office

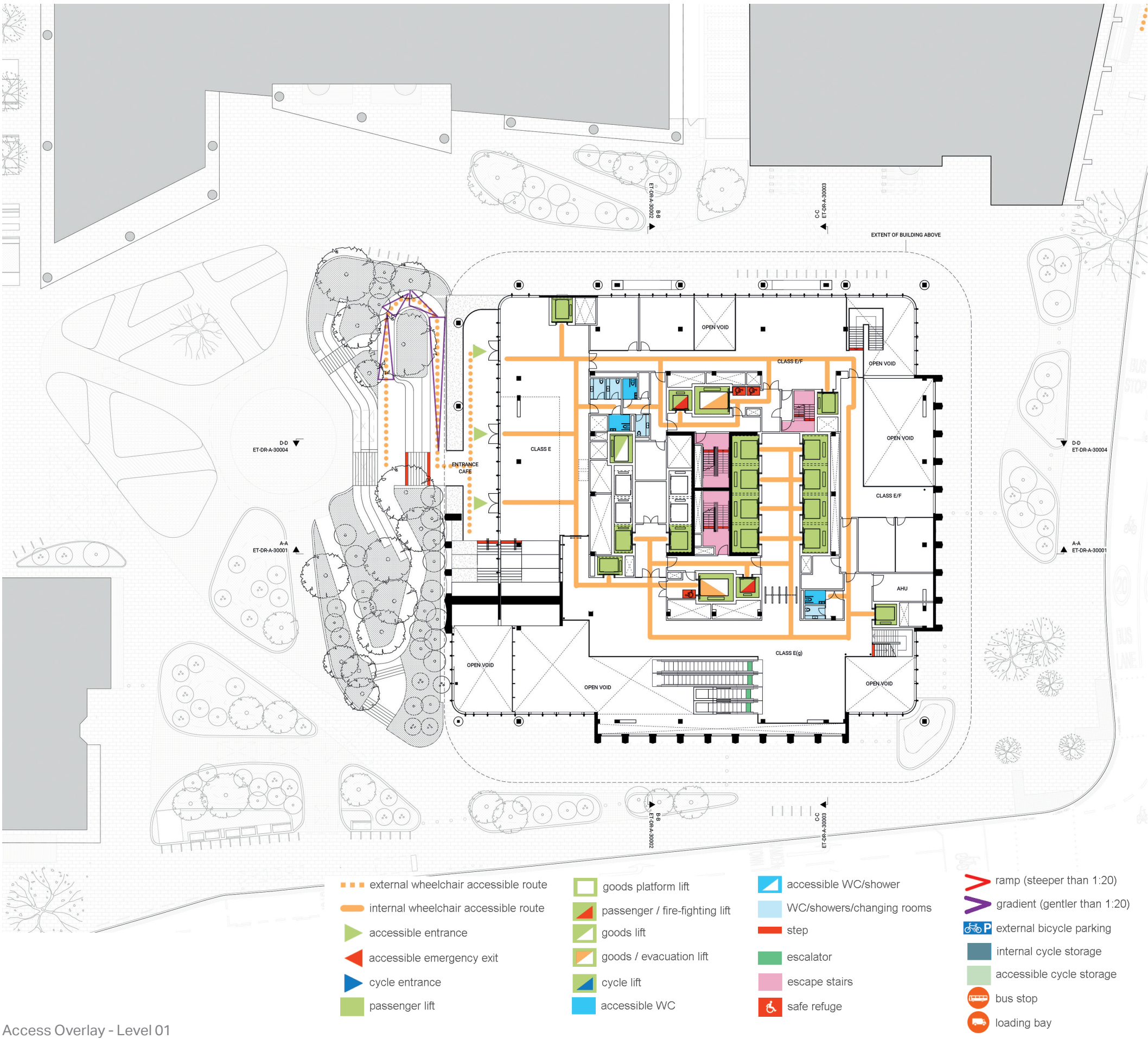
The escalator and stair layout of lobby space has been adjusted to be more space efficient.

Alternative routes for those unable to negotiate escalators continue to be available, without involving passing through the security gates, by using one of the two lifts on the lobby. The lobby extends up to level 02.

Public

The Enterprise Space entrance along Hampstead Road has been adjusted from triple height to double height.

The stair and terraced seating has been replaced with a conventional stair between ground floor and level 01, which will be designed to meet AD K requirements.



Access Overlay - Level 01

4.4 Horizontal circulation

The layout of public space in the Enterprise Space has been adjusted following feedback from consultation.

Elements of horizontal circulation such as internal doors, internal lobbies, and corridors will be designed to meet the guidance of AD M Vol.2; good practice recommendations of BS 8300-2:2018 will be also be considered.

4.5 Vertical circulation

4.5.1 Lifts

Details of passenger lifting devices will be developed at a subsequent stage of design development, however lifts will be designed to meet the guidance of AD M Vol.2, and, for passenger lifts, BS EN 81-70. Amendments to the lift strategy are described below:

Office passenger lifts

The Low-rise core will now provide six passenger lifts (instead of five) to serve levels GF-11.

The Mid-rise core continues to provide four passenger lifts that will now serve levels 01, 02 and 11-20 (instead of 11-19 as in previous submission).

The High-rise core remains unchanged with four passenger lifts that serve levels 01, 02, 11, 19-29.

Public external lift

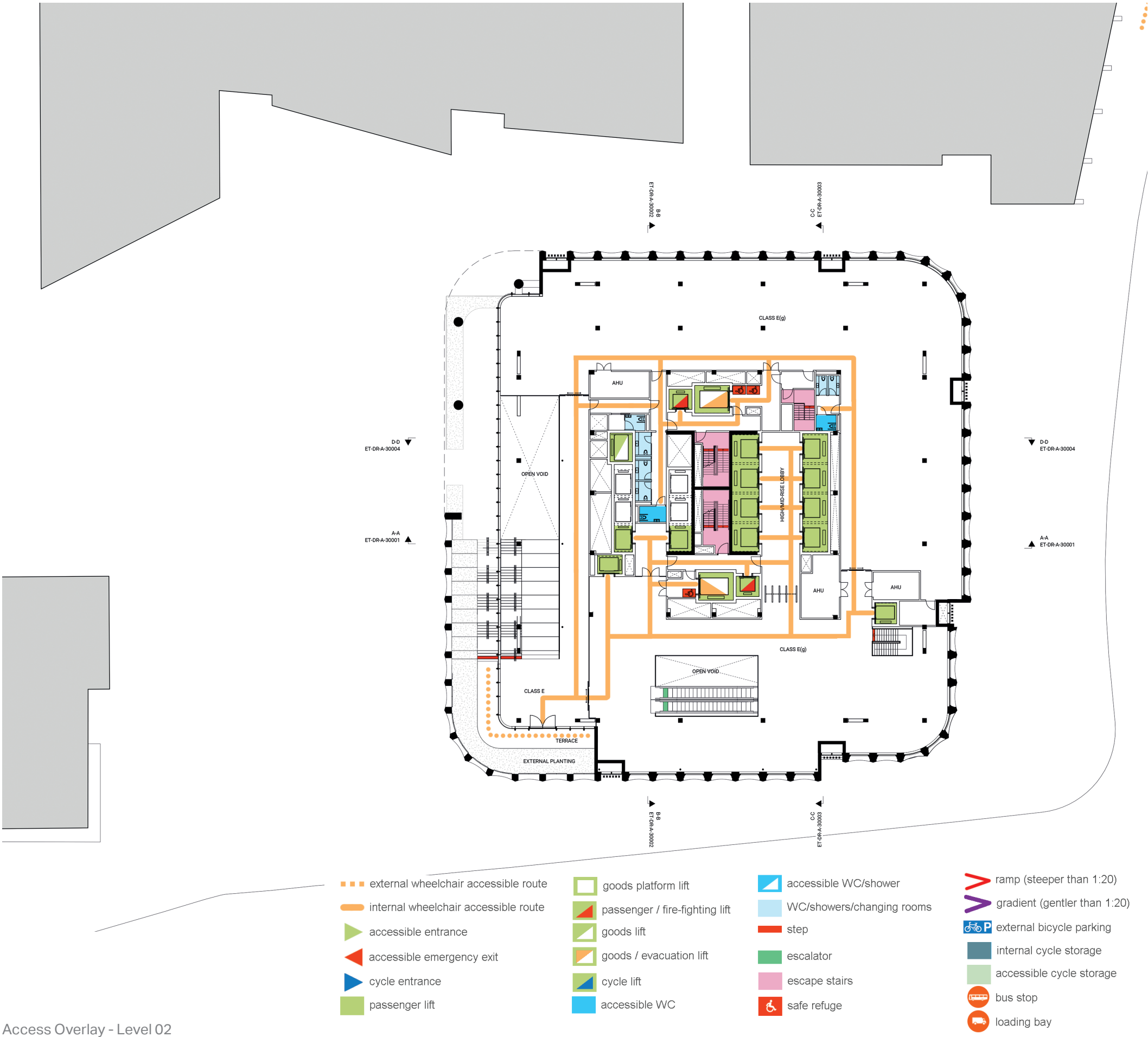
The public external lift provided to the north of the building will now serve GF and level 01 only. The lift will be clearly indicated and identifiable from the start of the slope of the stepping and sloping terraced landscaping, as it is an accessible alternative to it.

Public lift

The public passenger lift will now serve GF and level 01 only.

Podium lift

Two passenger lifts are provided on the lobby area one of which will serve GF to level 02 and the other Basement to level 02.



Access Overlay - Level 02

Workspace lifts

The platform lift proposed between levels 29-30 connecting the workspace areas has been replaced with two passenger lifts.

These lifts will have internal dimensions of 1100mm x 1400mm in line with the requirements of AD M Vol.2.

4.5.2 Stairs

A new cycle stair has been introduced between GF and basement level B1 to replace the previously proposed cycle ramp. The stair will be 2900mm wide and will be designed to meet AD K requirements (provision of central handrails likely to be omitted to avoid obstructing the route for users carrying bikes; to be agreed with Building Control).

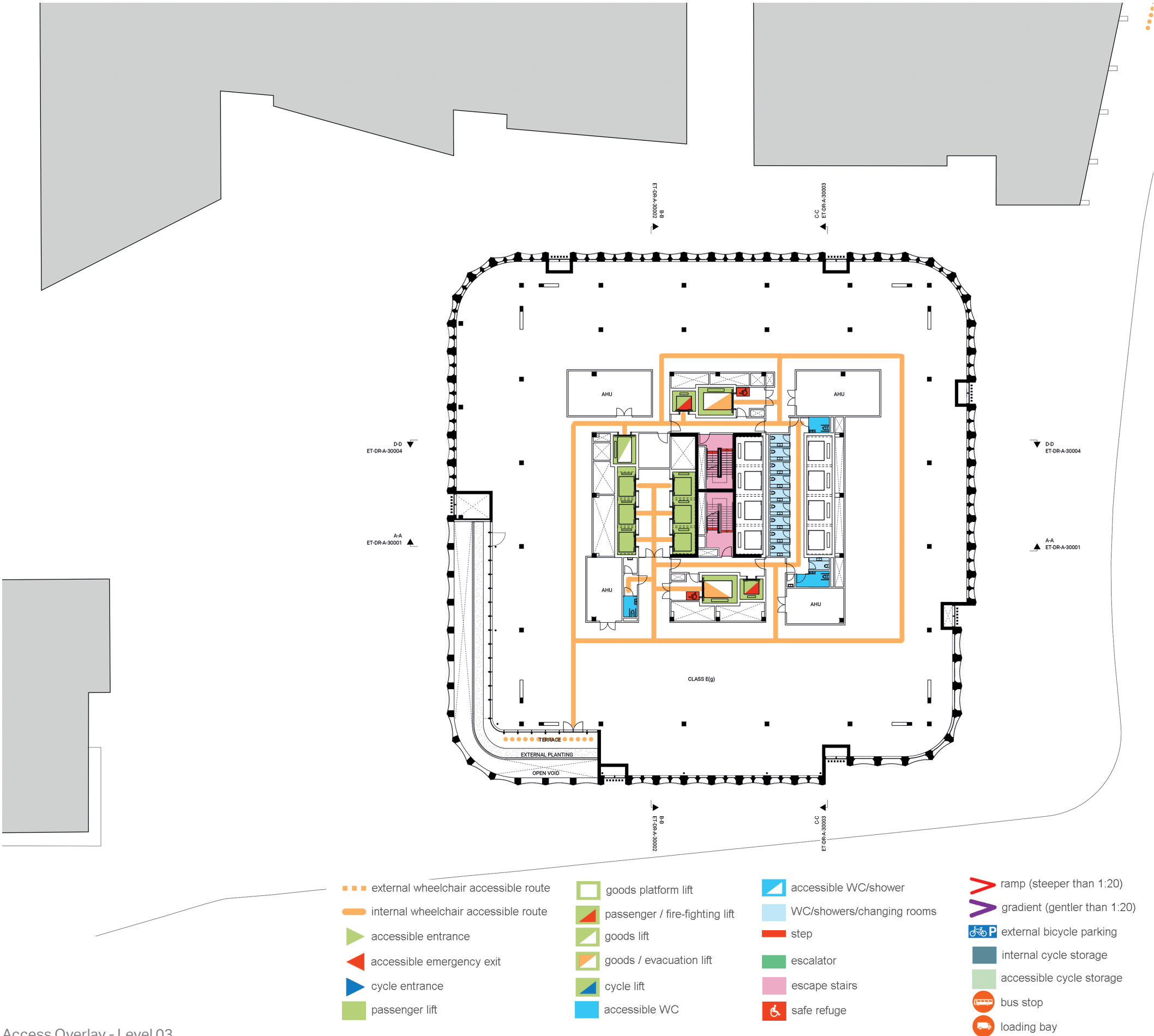
Stairs in the office lobby, Enterprise Space and workspace between levels 29 and 30 have been adjusted.

All internal stairs will continue to meet the requirements of Part K for 'general access stair', and will be further developed at detailed design, including dimensions that suit ambulant disabled people, tonal contrast to aid people with impaired sight, and handrails that extend 300 mm beyond the top and bottom riser.

4.5.3 Escalators

The escalator and stair layout of lobby space has been adjusted to be more space efficient.

Escalators will be designed considering the guidance of BS8300 and BS EN 115-1.



Access Overlay - Level 03

4.6 Sanitary provision

Sanitary accommodation has been upgraded to meet latest guidance of Approved Document T.

Self-contained, universal toilets have been proposed in line with AD T.

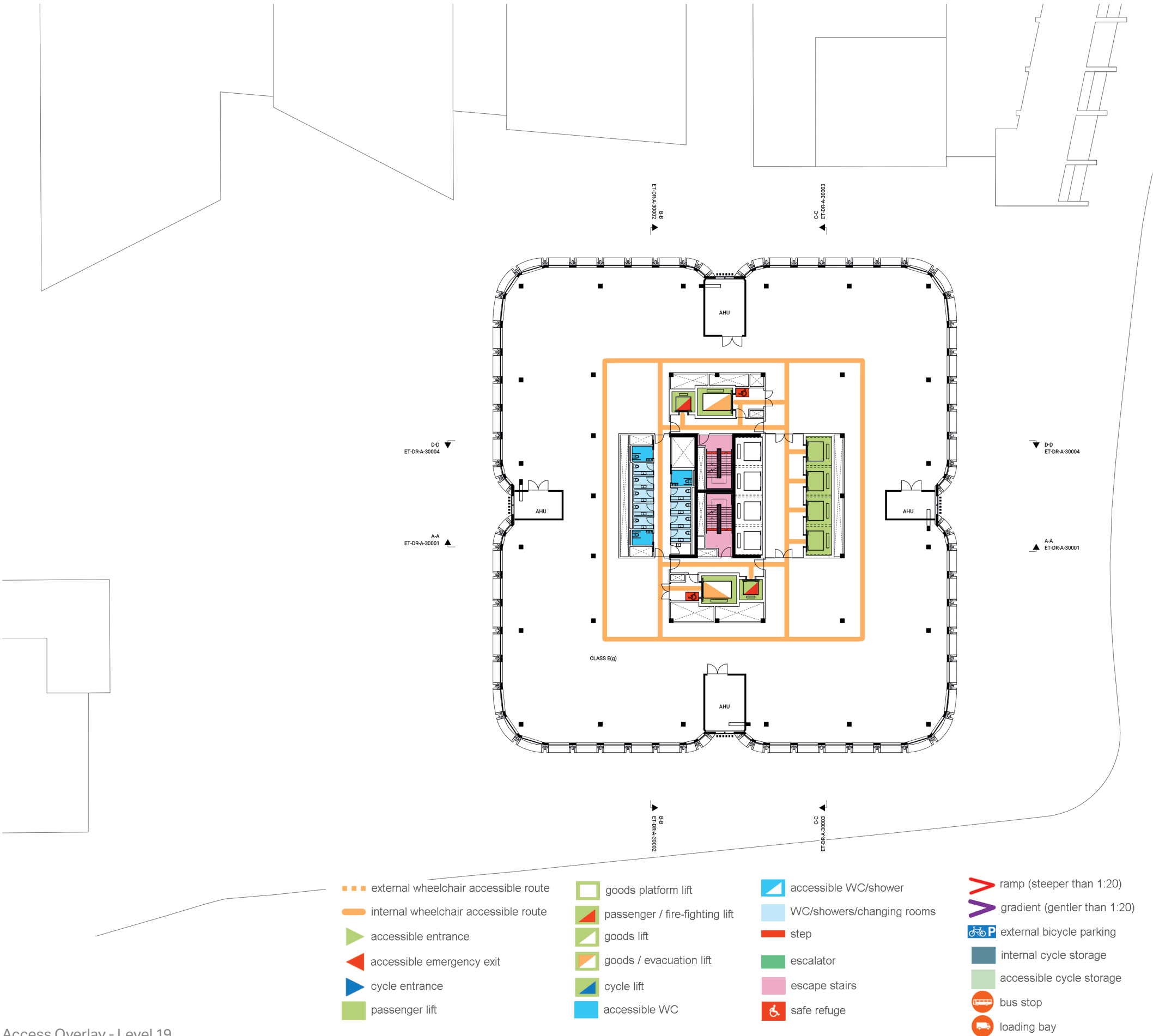
Standard WCs will be designed in line with AD T (type B or D) and accommodate a 465mm diameter column of clearance should be clear of the door swing, walls and sanitary fittings. The door will provide a clear opening width of 650mm.

All standard separate sex washrooms will include an ambulant disabled cubicle with outward opening doors and grabrails. Ambulant disabled WCs will be designed in line with AD T (type A or C) and accommodate a minimum activity space in front of the WC of 600mm depth by 800mm width clear of the door swing, walls and sanitary fittings. The door will provide a clear opening width of 750mm.

Unisex, wheelchair-accessible sanitary facilities will be provided alongside any sanitary accommodation and will be designed in line with AD M Vol.2, including the provision of fittings, grabrails, tonal contrast, emergency assistance alarms, etc.

A choice of right / left-hand transfer will be offered on consecutive floors.

Travel distances to an accessible WC will generally not exceed 40m. Building Control approval will be sought for isolated locations where travel distances exceed 40m, subject to a management strategy and future fit-out to ensure that circulation routes are unobstructed.



Access Overlay - Level 19

4.6.1 Office WCs

Toilets are proposed in the core at all office floors between levels 02 and 30, consisting of self-contained, universal toilets accessed from a dedicated through-corridor and including unisex wheelchair-accessible toilets.

No enlarged cubicles have been proposed. Approved Document M suggests that these cubicles are for users with luggage or with children who required assistance; this does not apply in an office environment. If staff and visitors do require additional space, they can make use of the unisex accessible WCs.

4.6.2 Cycling changing facilities

Changing facilities will be provided for cyclists at basement level 1, located adjacent to the cycle stores.

Changing facilities will include provision of unisex, wheelchair-accessible shower/WC facilities.

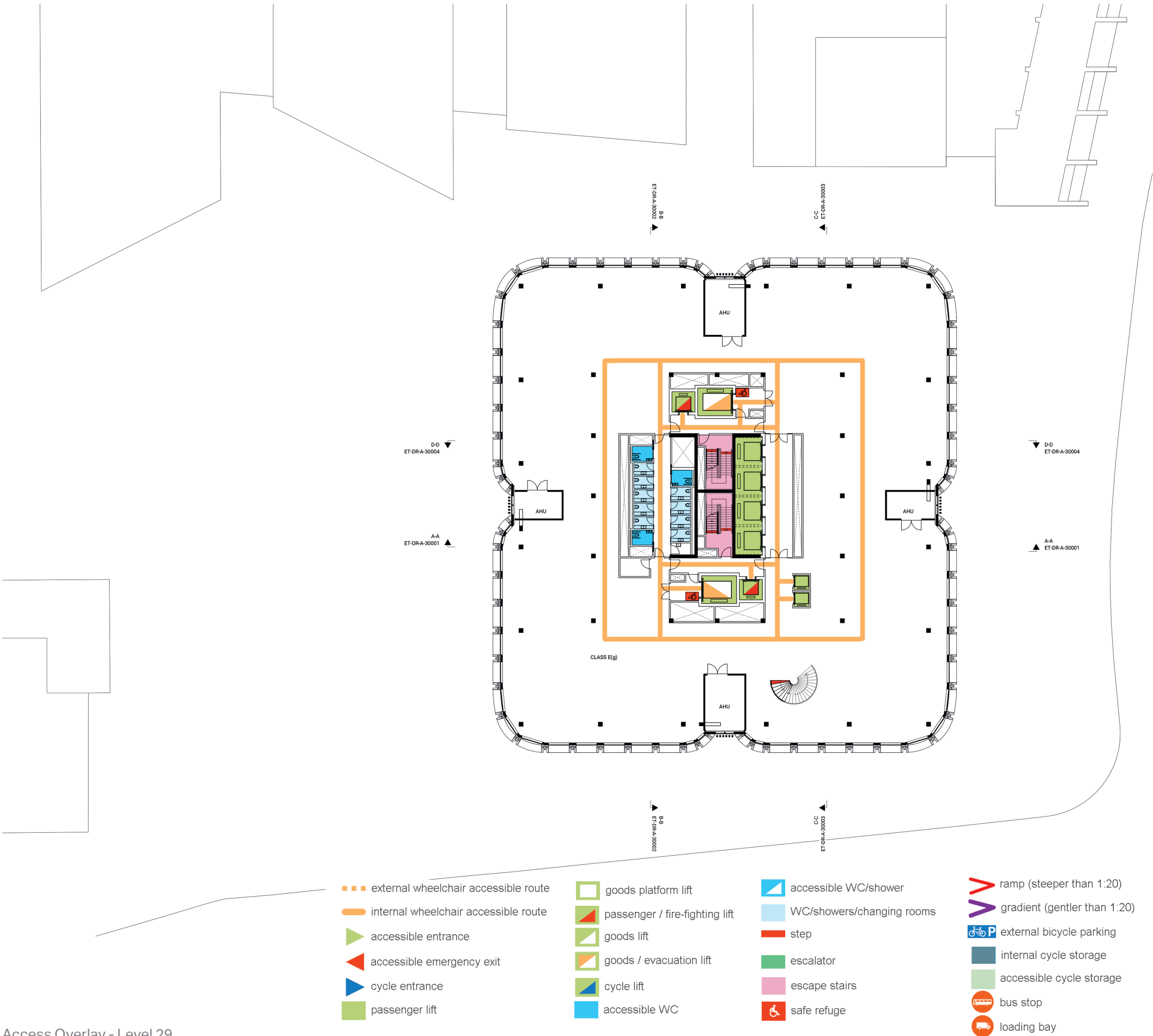
4.6.3 Public areas

Considerations on provision of baby changing facilities will be made at next stage of design development.

If baby changing facilities are provided they should be wheelchair accessible but not located in AWCs.

4.6.4 Changing Places toilet

Provision of Changing Places Toilet has not been included as the building does not cater for the thresholds of amount of people or activities. Nevertheless, it will be investigated at the next stage of design development.

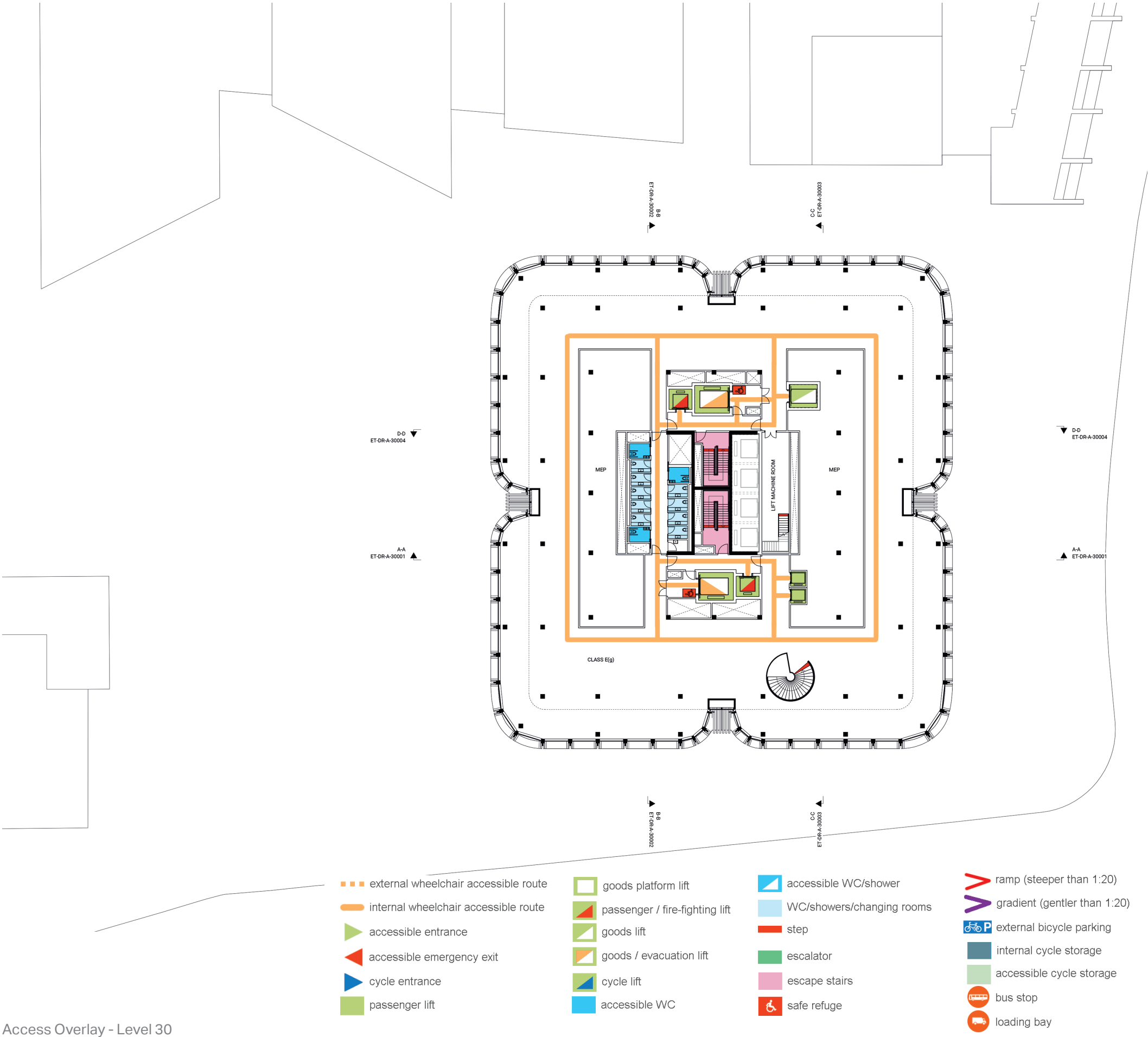


Access Overlay - Level 29

4.7 Emergency egress

The fire strategy for Euston Tower will take precedence over this section.

Proposed measures for the evacuation of disabled staff and visitors remain as per the original submission.



Appendix 1 | References for inclusive design

Legislation

Equality Act 2010

The Equality Act 2010 ('the Act') combines and supersedes previous separate discrimination legislation (including the Disability Discrimination Act 1995 as amended ('the DDA') and the disability discrimination provisions of SENDA 2001 for England, Wales and Scotland. People are protected from discrimination and harassment based on 'protected characteristics'; victimising anyone as a result of action taken in connection with the Act is also unlawful. There are nine different protected characteristics under the Act which have different levels of protection depending on the context (such as employment, provision of goods and services or the provision of education). This Access Statement focuses on the protected characteristic of disability; the definition of disability is essentially the same as under the DDA.

The types of discrimination that can arise in relation to disability are:

- Direct disability discrimination;
- Indirect disability discrimination;
- Treating disabled people unfavourably because of something arising in consequence of their disability without justification; and
- A failure to make reasonable adjustments for disabled people ('the RA duty'). The RA duty works in different ways depending on who requests the reasonable adjustments to be made, for example an employee or a member of the public.

The Act also provides protection for people who are treated less favourably because of their relationship with a disabled person (such as a carer) or for people treated less favourably because they are mistakenly believed to be disabled. A disabled person can always be treated more favourably than a non-disabled person.

If an employer is a listed public authority (such as a local authority) they will be subject to the public sector equality duty. If the employer is not a public authority but carries out a public function as part of its work, it will be covered by the general part of the equality duty in relation to the exercise of that function.

The public sector equality duty seeks to promote equality from within an organisation and the general duty requires the organisation to have due regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not; and

- Foster good relations between persons who share a protected characteristic and those who do not.

Due regard must be given to these three aims when undertaking procurement and to comply with procurement law, consideration must be given to the extent to which equality considerations are relevant and proportionate to the subject matter of the contract.

Most of the listed public authorities are also subject to the specific duty (which operates slightly differently in England and Wales). This involves reporting requirements to demonstrate compliance with the three aims of the general duty. The public sector equality duties are relevant both to the design and the management of the built environment.

The Reasonable Adjustment Duty and specific building provisions

The Equality Act does not contain any specific requirements for the built environment and therefore has no relevance to 'compliance' in respect of physical building standards.

Statutory Consents

When considering a reasonable adjustment to a physical feature, the Act does not override the need to obtain consents such as planning permission, building regulations approval, listed building consent, scheduled monument consent and fire regulations. If the consent is not given, there is still a duty to consider a reasonable means of avoiding the feature.

Regulations and Standards

Building Regulations 2010

- The Building Regulations 2010, Approved Document M (Access to and use of buildings) Volume 2: Building other than dwellings, HM Government, 2015 edition incorporating 2020 and 2024 amendments. (Hereafter referred to as AD M Vol.2).
 - The Building Regulations 2010, Approved Document T (Toilet accommodation), HM Government, 2024 edition. (Hereafter referred to as AD T).
 - The Building Regulations 2010, Approved Document K (Protection from falling, collision and impact), HM Government, 2013 edition. (Hereafter referred to as AD K).
 - The Building Regulations 2010, Approved Document B (Fire safety) Volume 2: Buildings other than dwellings, HM Government, 2019 edition incorporating 2020 and 2022 amendments. (Hereafter referred to as AD B Vol.2).
- The Regulations make clear that designs other than those shown in the document can be approved if they are justified as being equally or more effective. Approval confers acceptance that the building meets the regulations in respect of physical access for disabled people.

National Planning Policy

- National Planning Policy Framework (NPPF), Department for Levelling Up, Housing and Communities, 2023.

The NPPF states that all developments should be designed to be inclusive and that this should be addressed by local policies.

- Town and Country Planning (Development Management Procedure) (England) Order 2015, Article 9.

London Planning Policy

- The London Plan: Spatial Development Strategy for Greater London, Mayor of London, March 2021.

The London Plan (2021) is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital. Relevant policies relating to access and design standards are summarised in the SPG guidance below.

- Social Infrastructure Supplementary Planning Guidance May 2015, London Plan 2015 Implementation Framework, GLA, 2015.
- Shaping Neighbourhoods Accessible London: Achieving an Inclusive Environment Supplementary Planning Guidance, London Plan 2011 Implementation Framework Mayor of London, October 2014.

This London Plan SPG outlines an approach for delivering and implementing inclusive access. It includes principles, policies and processes for achieving inclusive design in London.

Local Planning Policy

- Camden Local Plan, July 2017.
- Access for All, Camden Planning Guidance, March 2019.

References

British Standards

- British Standard 8300:2018 Design of an accessible and inclusive built environment
Part-1: External Environment, Code of Practice
Part-2: Buildings, Code of Practice, British Standards Institution, 2018.
- BS 9999:2017 Code of practice for fire safety in the design, management and use of buildings, British Standards Institution, 2017.
- BS EN 81-28:2018, Safety rules for the construction and installation of lifts. Remote alarm on passenger and goods passenger lifts, British Standards Institution, 2018.

- BS EN 81-41:2010, Safety rules for the construction and installation of lifts. Special lifts for the transport of persons and goods. Vertical lifting platforms intended for use by persons with impaired mobility, British Standards Institution, 2010.
- BS EN 81-70:2021+A1:2022, Safety rules for the construction and installation of lifts. Particular applications for passenger and goods passenger lifts. Accessibility to lifts for persons including persons with disability, British Standards Institution, 2022.
- BS 5656-2:2004 Safety rules for the construction and installation of escalators and moving walks - covering disabled access, British Standards Institution, 2004.
- DD CEN/TS 15209:2008 Tactile paving surface indicators produced from concrete, clay and stone, British Standards Institution, 2008.
- BS 5395-1:2010 Stairs. Code of practice for the design of stairs with straight flights and winders, British Standards Institution, 2010.
- BS 7000-6:2005 Design Management Systems. Managing inclusive design. Guide, British Standards Institution, 2005.
- BS 5499-4:2013 Safety signs. Code of practice for escape route signing, British Standards Institution, 2013.
- BS 8579:2020, Guide to the design of balconies and terraces, British Standards Institution, 2020.
- PAS 6463:2022 Design for the mind – Neurodiversity and the built environment – Guide, British Standards Institution, 2022.
- PAS 1899:2022 Electric vehicles – Accessible charging – Specification, British Standards Institution, 2022.

International Standards

- ISO 7176-28:2012, Wheelchairs - Part 28: Requirements and test methods for stairclimbing devices, British Standards Institution, 2012.
- ISO 9386-1:2000, Power-operated lifting platforms for persons with impaired mobility, British Standards Institution, 2000.

Access Statements

- Guidance on Information Requirements and Validation, Department for Communities and Local Government, 2010.
- Design and Access Statements: How to Write, Read and Use Them, Design Council (CABE), 2006.

Sanitary Accommodation

- Good Loo Design Guide, CAE, RIBA Enterprises, 2004.
- Changing Places: the practical guide, (CPT Funding 2021 England only – Local Authorities reference), Changing Places Consortium, 2021.
- BS 6465-2: 2017 Sanitary installations Part 2: Space recommendations - Code of practice, British Standards Institution, 2017.

Urban Design / External Environment / Landscape / Transport

- Inclusive Urban Design: A guide to creating accessible public spaces, David Bonnett Associates, BSI, 2013.
- Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure, Department for Transport, 2021.
- Improving Walkability: Good Practice Guidance on Improving Pedestrian Conditions as Part of Development Opportunities, Transport for London, 2005.
- Guidance on the Use of Tactile Paving Surfaces, Department for Transport 2021.
- Traffic Advisory Leaflet 5/95 Parking for Disabled People, Department for Transport, 1995.
- Inclusive Design for Getting Outdoors I'DGO, Legacy website <http://www.idgo.ac.uk/>, 2011.
- London Cycling Design Standards, TfL, 2016.
- A Guide to Inclusive Cycling (fourth edition), Wheels for Wellbeing, 2020.
- Cycle Infrastructure Design: Local Transport Note 1/20, Department for Transport, 2020.

Signage, Lighting And Wayfinding

- The Colour, Light and Contrast Manual: Designing and Managing Inclusive Built Environments, Bright, K., Cook, G., Wiley-Blackwell, 2010.
- Sign Design Guide: a guide to inclusive signage, JMU and the Sign Design Guide, 2000.

Buildings

- Designing for Accessibility, CAE/RIBA Publishing, 2012.
- Inclusive Design Toolkit, Design Council, 2014.
- Building Sight: a Handbook of Building and Interior Design Solutions to Include the Needs of Visually Impaired People, Barker, Barrick and Wilson, RNIB/HMSO, 1995.

Office And Commercial

- Workplace health, safety and welfare. Workplace (Health, Safety and Welfare) Regulations 1992. Approved Code of Practice L24, HSE Books ,1992.
- The Accessible Office: Designing the Inclusive Workplace, JMU Access Partnership, Royal National Institute of Blind People, 2005.
- Open for business: Taking the Risk out of 2004, Employers' Forum on Disability, 2003.